K 2445

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Louis A. Hughes and wife, Robbie D. Hughes,

have bargained and sold, and by these presents do transfer and convey unto the said James R. House and wife, Ardyce E. House, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Eva-Mor Heights, as of record in book 1424, page 149, Register's Office for said County, described as follows:

Beginning on the westerly margin of Blanchard Place at the corner of lots Nos. 75 and 76; thence with the line between said two lots westwardly 140 feet to the southeast corner of lot No. 77; thence with the line between said lots Nos. 76 and 77 northwardly 120 feet to the southerly margin of Crossfield Drive; thence with same eastwardly 120 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of said Blanchard Place; thence with same southwardly 100 feet to the beginning.

Being the same property conveyed to Louis A. Hughes and wife, Robbie D. Hughes by deed from E. S. Evans, Incorporated, of record in book 1881, page 363, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1785, page 631, and in Book 1807, page 413, Register's Office, Davidson County, Tennessee, and a ten foot easement for public utility purposes along the southerly line of premises, 30-foot building setback lines from Blanchard Place and Crossville Drive, and conditions of owners certificate as shown on plan in Book 1424, page 149, Register's Office, the latter providing that no lot shall be subdivided, and not then if less area results than established by restrictions on property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. House and wife, Ardyce E. House, their heirs and assigns, forever.

And we do covenant with the said James R. House and wife, Ardyce E. House, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Louis A. Hughes and wife, Robbie D. Hughes, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. House and wife, Ardyce E. House, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of August, 1955.

Louis A. Hughes

Robbie D. Hughes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Louis A. Hughes and Robbie D. Hughes, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of August, 1955.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

G 15