K 2484

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand and No/100 - $13,000.00 - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Thomas C. Parsons and wife, Martha Long Parsons, the receipt of which is hereby acknowledged, we

A. D. Hewlett and wife, Frances H. Hewlett

have bargained and sold, and by these presents do transfer and convey unto the said Thomas C. Parsons and wife, Martha Long Parsons, 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. 57 on the Map of Seven Oaks Subdivision, Section 4, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.
Said Lot No. 57 fronts 100 feet on the west side of Dempsey Place and runs back 255.5 feet on the north line and 217.3 feet on the south line to a dead line, which is a broken line measuring 229.8 feet thereon.
Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett by deed from J. R. Coarsey, Trustee, of record in Book 2440, page 131, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2087, page 183, R.O.D.C., Tennessee, and the Plan of record in Book 2133, page 105, shows Owner's Certificate, a 75 foot setback line from Dempsey Place, a 10 foot easement along the rear for public utilities, and an anchor easement 2.5 feet by 20 feet at the southeast corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas C. Parsons and wife, Martha Long Parsons, their heirs and assigns, forever.

And we do covenant with the said Thomas C. Parsons and wife, Martha Long Parsons 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, A. D. Hewlett and wife, Frances H. Hewlett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas C. Parsons and wife, Martha Long Parsons, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st. day of December, 1955

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named A. D. Hewlett and wife, Frances H. Hewlett the bargainors, 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 1st. day of December, 1955

My Commission expires May 11, 1959

O. G. Jones

O. G. Jones, Notary Public

PG 571