K 2540

WARRANTY DEED

For and in consideration of the sum of SIX THOUSAND SEVEN HUNDRED AND NO/100 ----------
----------($6,700.00)----------**DOLLARS**
Cash in hand paid by Jack Edward Meador and wife, Annie Mazelle Meador, 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** Jack Edward Meador and wife, Annie Mazelle Meador
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. 21 on the Map of Miro Meadows Subdivision, as of record in book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 80 feet on the westerly side of Goodbar Drive and runs back between lines 152 feet on the northerly line and 172.8 feet on the southerly line to a dead line in the rear, measuring 78.45 feet thereon.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by warranty deed from Lewis Herbert Talbert and wife, Curtie Martin Talbert, of record in Book 2498, page 106, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1710 page 183, Register's Office for Davidson County, Tennessee, and the plan of record in book 1424, pages 94 and 95 which shows an Owner's Certificate, a 40 foot setback line from Goodbar Drive and a 10 foot easement for public utilities along the rear and southerly margin of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack Edward Meador and wife, Annie Mazelle Meador
their **heirs and assigns, forever.**

And we **do covenant with the said** Jack Edward Meador and wife, Annie Mazelle Meador
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,** except 1954 taxes which have been prorated and are hereby assumed by the purchaser.

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** Jack Edward Meador and wife, Annie Mazelle Meador
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** May, **19** 54

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Denison, **a Notary Public in and for said County and State, the within named** A. D. Hewlett and wife, Frances H. Hewlett

NOTARY PUBLIC

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 24th **day of** May, **19** 54

Commission expires [illegible]

A. M. Denison **Notary Public**

PEDDED & PARKER CO., NASHVILLE

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