BK 2644

H:m 4-11-57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerstions, cash in hand paid by Howard N. Jones and wife, Carmine D. Jones (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Clay O. Huskey and wife, Evelyn W. Huskey (hereinafter called Grantors), have bargained and sold and by these presents do transfer and convey unto the said Howard N. Jones and wife, Carmine D. Jones, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 32 on the Plan of Hillsboro Park, Section II, as of record in book 2331, pages 61 and 62, Register's Office for said County.

Said lot No. 32 fronts 250 feet on the easterly side of Kingsbury Drive, and runs back 204 feet on the northerly line and 188 feet on the southerly line to a dead line, measuring 250.3 feet thereon.

Being the same real property conveyed to Clay O. Huskey and wife, Evelyn W. Huskey, by deed from Hillsboro Park, Inc., dated September 28, 1955, filed January 3, 1956, and recorded in Book 2487, page 371, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Howard N. Jones and wife, Carmine D. Jones, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Howard N. Jones and wife, Carmine D. Jones, 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: State and County taxes for 1957 which have been pro-rated and the entire amount assumed by the Grantees; Rights with reference to water mains or lines, if any, affecting premises as set out in instrument of record in Book 872, page 505, Register's Office for Davidson County, Tennessee; Ten-foot easement for public utility purposes along rear line of premises, anchor easement in southwest corner of premises, 75-foot building setback line from Kingsbury Drive, and conditions or owners certificate, as shown on plan in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee; Restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., dated May 3, 1955, filed June 6, 1955, and recorded in Book 2435, page 237, placed

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