BK 2703

WARRANTY DEED G-6458 BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged,

WAYNE C. HOOVER, SR., and wife, JUNETTA A. HOOVER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto F. C. BURNETTE, JR., and wife, FOSTENA P. BURNETTE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 732 on the Plan of Cloverhill, Section 9, as of record in Book 2331, page 44, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Hurt Drive at the corner of Lots Nos. 731 and 732; thence with the line between said two lots northeastwardly 166.17 feet to a point in the southern boundary line of Lot No. 733; thence with the line between Lots Nos. 732 and 733, northwestwardly 157 feet to the easterly margin of Allen Road; thence with same southwestwardly 130 feet to the beginning of a curve; thence with said curve with a radius of 20 feet southeastwardly 31.42 feet to the northeasterly margin of Hurt Drive; thence with same southeastwardly 100 feet to the beginning.

Being the same property conveyed to Wayne C. Hoover, Sr., and wife, Junetta A. Hoover, by deed from Old Hickory Construction Company, Inc., a Tennessee corporation, of record in Book 2603, page 67, Register's Office for said County.

This conveyance is made subject to an anchor easement at the southeast corner of premises, 30-foot building setback line from Allen Road and Hurt Drive, as shown on plan of record in Book 2331, page 44, said Register's Office, and restrictive covenants of record in Book 2145, page 262, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of November, 1957.

Sarah Malvina Blevins — Wayne C. Hoover Sr.

Harry C. Blevins — Junetta A. Hoover

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Dade

Before me, Harry C. Blevins, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wayne C. Hoover, Sr. and Junetta A. Hoover, his wife, 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 Miami Springs, Dade County, Florida ~~Tennessee~~, this, the 5th day of November, 1957.

Harry C. Blevins
Notary Public

My commission expires: Notary Public, State of Florida at Large, My Commission Expires Mar. 2, 1960.

Notary Public, State of Florida at Large
My Commission Expires Mar. 2, 1960

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