BK 2708

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two thousand five hundred sixty-five and no/100 ($2,565.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged

The above consideration includes one water tap.

Hillhurst, Inc., have bargained and sold, and by these presents do transfer and convey unto the said William C. Fyke and wife Lillian Dean Fyke their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 48 at the corner of Rich Acres Drive, on the Plan of Hillhurst Acres, Section III, of record in Book 2331, page 86, said Register's Office.

Said Lot No. 48 fronts 140.4 feet on the westerly side of Rich Acres Drive and runs back 301.5 feet on the north line and 180 feet on the south line to a dead line on which it measures 151.3 feet.

And being part of the property conveyed to Hillhurst, Inc., by deed of record in Book 2447, page 508 R. O. D. C. Tennessee

Said conveyance is subject to building set back line and easement forpublic utilities as shown in said plat above described and is further subject to restrictions as to building and use, as set out in the Restrictive Covenants of record in Book 2485, page 306, R. O. D. C. Tennessee; all of which are binding on the conveyees herein, their heirs and assigns.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Fyke and wife Lillian Dean Fyke their heirs and assigns, forever.

And Hillhurst, Inc. does covenant with the said William C. Fyke and wife, Lillian Dean Fyke that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Hillhurst, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William C. Fyke and wife Lillian Dean Fyke their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, the Hillhurst, Inc., has caused its name to be hereto affixed by its President, E. Gale Robinson and attested by its secretary, W. O. Capps

This 10th Day of Dec., 1957.

HILLHURST, INC.

BY: E. Gale Robinson
President

W. O. Capps
Secretary

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