K 2794

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Two thousand three hundred fifty and no/100—— ($2,350.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, Hillhurst, Inc.,

(The above consideration includes one water tap)

have bargained and sold, and by these presents do transfer and convey unto the said Louis Dan Dickens and wife, Jettie Wright Dickens 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. 40 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County.

Said lot No. 40 fronts 88 feet on the westerly side of Rich Acres Drive and extends back 242.5 feet on the northerly line and 226.4 feet on the southerly line to a dead line, measuring 108 feet thereon.

Being part of the real property conveyed to Hillhurst, Inc. by deed from Maude Robinson, dated August 15, 1955, filed August 30, 1955, and recorded in Book 2447, page 508, said Register's Office.

This conveyance is subject to easement as provided in Book 2331, page 86, Register's Office, Davidson County and restrictive convenants as setout in Book 2485, page 306, Register's Office, Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis Dan Dickens and wife Jettie Wright Dickens their heirs and assigns, forever.

And Hillhurst, Inc., do covenant with the said Louis Dan Dickens and wife Jettie Wright Dickens 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., except 1958 taxes which are assumed by the conveyees herein.

And Hillhurst, Inc., do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Louis Dan Dickens and wife Jettie Wright Dickens their heirs and assigns against the lawful claims of all persons, whomsoever.

This 23 day of June, 1958.

Witness ~~my~~ hand ~~this~~ day ~~of~~ ~~the~~ ~~year~~

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.

Attest: W. O. Capps
Secretary

HILLHURST, INC.
E. Gale Robinson
President

G 639