K 2802

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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, Hillmurst, Inc.,

(The above consideration includes one water tap)

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Charles Edward Street and wife Betty Joyice Street

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. 41 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. 41 fronts 105.5 feet on the westerly side of Rich Acres Drive and extends back 270.8 feet on the northerly line and 242.5 feet on the southerly line to a dead line, measuring 125.5 feet thereon.
Being part of the real property conveyed to Hillhurst Inc., by deed from Maude Robinson, dated August 16, 1955, filed August 30, 1955, and recorded in book 2447, page 508, said Register's Office.

This conveyance is subject to easements as provided in Book 2331, page 86, Register's Office, Davidson County and restrictive covenants 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 Charles Edward Street and wife Betty Joyice Street their **heirs and assigns, forever.**

And Hillhurst, Inc., **do covenant with the said** Charles Edward Street and wife Betty Joyice Street **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 ~~xxxxx~~ **and representatives, to warrant and forever defend the title to the said land to the said** Charles Edward Street and wife Betty Joyice Street, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness ~~my~~ ~~hand~~ ~~seal~~ This 21 day of ~~xxxxxxxx~~ August, 1958.

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.

HILLHURST, INC.

Attest: W. O. Capps
Secretary

E. Gale Robinson
President.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____ **the bargainor**__, **with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this _____ **day of** _____, 19__

Commission expires _____ Notary Public

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