K 2803

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

A. D. HEWLETT AND WIFE, FRANCES H. HEWLETT

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** WILLIAM LEON PUGH AND WIFE, LILLIAN MARGARET PUGH

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Seven Oaks Subdivision, Section III, as of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 47 fronts 101.4 feet on the Westerly side of McGavock Pike and runs back 387.2 feet on the northerly line and 392.9 feet on the southerly line to a rear line in the rear, which is a broken line, measuring 265.8 feet thereon.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from Joe E. Collie and wife, Mary Louise Collie, of record in Book 2736, page 367, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

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 Leon Pugh and wife, Lillian Margaret Pugh their **heirs and assigns, forever.**

And we **do covenant with the said** William Leon Pugh and wife, Lillian Margaret Pugh **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 for 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, A. D. Hewlett and wife, Frances H. Hewlett **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William Leon Pugh and wife, Lillian Margaret Pugh, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 9th **day of** September, **19** 58

A. D. Hewlett

Frances H. Hewlett

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