BK 2864

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twenty-seven hundred and no/100 ($2700.00) **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** Opal G. Beliles

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

Being Lot No. 43 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County, described as follows: Beginning on the westerly margin of Rich Acres Drive at the corner of lots Nos. 42 and 43; thence with the line between said two lots westerly 150.1 feet to the corner of lots Nos. 42, 43 and 44; thence with the line between lots Nos. 43 and 44 northerly 175.2 feet to the southerly margin of Hillhurst Drive; thence with the same easterly 130 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeasterly 31.42 feet to the westerly margin of Rich Acres Drive; thence with the same southerly 155 feet to the beginning.

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 easements as provided in book 2331, page 86, R. O. D. C. Tennessee, and restrictive covenants as setout in Book 2485, page 300, R. O. D. C. 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 Opal G. Beliles

Her **heirs and assigns, forever.**

And Hillhurst, Inc., **do covenant with the said** Opal G. Beliles

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** Opal G. Beliles

Her **heirs and assigns against the lawful claims of all persons, whomsoever.**

This 7th day of August, 1958.

~~Witness my hand this day of 19~~

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: HILLHURST, INC.

W. O. Capps Secretary — By E. Gale Robinson, Pres. 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

PG 309