K 2930

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of THIRTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 -- ---------- ($13,950.00) ---------- DOLLARS

Cash in hand paid by John R. Hubbard, the receipt of which is hereby acknowledged,

WRIGHT & SADLER, INC., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said JOHN R. HUBBARD, UNMARRIED

his 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. 98 on the Map of Primrose Acres Subdivision, as of record in Book 2663, pages 106 and 107, Register's Office for said County.

Beginning at a point in the southerly margin of Graycroft Avenue at the corner of Lots Nos. 98 and 99; thence with the line between said lots 223.7 feet to a point; thence eastwardly 222 feet to a point in the westerly margin of Hamblen Drive; thence with same northwardly 179.6 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the southerly margin of Graycroft Avenue; thence with same westwardly 155.70 feet to the point of beginning.

Being part of the same property conveyed to Wright & Sadler, Inc., by two deeds, one from Floyd W. Primrose and wife, of record in Book 2856, page 599, and the other from Gaines and Gregory Construction Company, Inc., of record in Book 2864, page 417, 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 John R. Hubbard his heirs and assigns, forever.

And it does ~~do~~ covenant with the said John R. Hubbard 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 for 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And Wright & Sadler, 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 John R. Hubbard his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Wright & Sadler, Inc., a corporation aforesaid, has caused this instrument to be executed by its duly authorized officers this 14th day of August, 195[illegible].

ATTEST:

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

WRIGHT & SADLER, INC.

By John E. Wright
John E. Wright, President

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