WARRANTY DEED

FROM

Ernest H. Vaughn, et ux

48.00

TO

Roy E. Hewitt, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of Aug. A.D. 1959 at 1:12 o'clock P.M.
Noted in Book 71 Page 732
Recorded in Book ____ Page ____
Recording Fee $1.00
JAMES P. WILSON, Register
By ____ D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of thirteen thousand, five hundred, fifty-nine and 49/100----------($13,559.49)-------- DOLLARS of which sum $2,500.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Roy E. Hewitt and wife, Vechel C. Hewitt have assumed and agreed to pay the unpaid balance of $11,059.49 of a note in the original amount of $11,650.00, dated July 20, 1956, with interest from date at the rate of 4½% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $59.04, commencing on the first day of September, 1956, and continuing on the first day of each month thereafter until the principal and interest are fully paid, and said note is secured by a deed of trust of record in book 2532, page 277, Register's Office of Davidson County, Tennessee,

we, Ernest H. Vaughn and wife, Margaret L. Vaughn have bargained and sold, and by these presents do transfer and convey unto the said Roy E. Hewitt and wife, Vechel C. Hewitt, 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. 45 on the Plan of Hillhurst Acres, Section I, as of record in book 2331, page 51, Register's Office for said County. Said lot No. 45 fronts 178 feet on the northerly side of Stanwyck Drive and runs back 175 feet on the easterly line and 210 feet on the westerly line to a dead line in the rear on which it measures 259.4 feet.

Being the same real property conveyed to Ernest H. Vaughn and wife, Margaret L. Vaughn, by deed from Charles R. Hazelwood and wife, dated July 20, 1956, filed July 24, 1956, and recorded in book 2547, page 397, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the northerly line of premises, anchor easements at the southeast and southwest corners of premises, 40-foot building setback line from Stanwyck Drive, and conditions of owners certificate as shown on plan of record in book 2331, pages 50 and 51, said Register's Office, and to restrictive covenants contained in instruments of record in book 2444, page 32, and the other of record in book 2446, page 47, said Register's Office.