K 3069

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00) ----------**DOLLARS**

Cash in hand paid by Joseph F. Hubbell and wife, Lillie G. Hubbell, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

J. Douglas Wright and J. Douglas Wright, Jr.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Joseph F. Hubbell and wife, Lillie G. Hubbell

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. 429 on the Map of Charlotte Park Subdivision, Section 6, as of record in Book 2900, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 429 begins at a point in the northeasterly margin of Basswood Avenue, the common front corner of Lots Nos. 428 and 429; thence with the line between said two lots northeasterly 122.0 feet to the common corner of Lots Nos. 428, 429 and 430; thence with the line between Lots Nos. 429 and 430, southeasterly 121.4 feet to a point in the northwesterly margin of Sunliner Drive; thence with the margin of said Drive, southwesterly 177.8 feet to a point; thence around a curve westerly 40.7 feet to a point in the northeasterly margin of Basswood Avenue; thence with said Avenue northwesterly 109.3 feet to the beginning.

Being a part of the property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., tenants in common, by warranty deed from Consolidated Developments, Inc. as of record in Book 2926, page 196, Register's Office for Davidson County, Tennessee.

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 Joseph F. Hubbell and wife, Lillie G. Hubbell

their **heirs and assigns, forever.**

And we **do covenant with the said** Joseph F. Hubbell and wife, Lillie G. Hubbell

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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, J. Douglas Wright and J. Douglas Wright, Jr.

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph F. Hubbell and wife, Lillie G. Hubbell,

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

Witness our **hand** s **this** 2nd **day of** May, 19 60

J. Douglas Wright

J. Douglas Wright Jr.

PG 229