K 3074

For and in consideration of the sum of SIXTEEN THOUSAND SEVEN HUNDRED AND NO/100 -------- ($16,700.00) ---------- DOLLARS

Cash in hand paid by M. C. McMahen and wife, Reba McMahon, 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 M. C. McMAHON AND WIFE, REBA McMAHON 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. 54 on the Plan of Caldwell Country Estates, Section 1, as of record in Book 2663, pages 68 and 69, Register's Office for said County.
Said Lot No. 54 fronts 82.1 feet on the easterly side of Danby Drive and extends back 125 feet on the northerly line and 240.6 feet on the southerly line, to a dead line, measuring 141.7 feet thereon.
Being part of the real property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from Greer Development Corporation, dated February 3, 1959, filed February 6, 1959, and recorded in Book 2875, page 521, 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 M. C. McMahen and wife, Reba McMahon their heirs and assigns, forever.

And we do covenant with the said M. C. McMahon and wife, Reba McMahon 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 1960 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 M. C. McMahon and wife, Reba McMahon their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of June, 19 60

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named A. D. Hewlett and wife, Frances H. Hewlett the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 3rd day of June, 19 60

Chattanooga, Tenn. February 1, 1961

A. M. Tenison
Notary Public

WARRANTY DEED
FROM 87727
A. D. HEWLETT AND WIFE,
FRANCES H. HEWLETT
TO
M. C. McMAHON AND WIFE,
REBA McMAHON
GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of JUN A.D. 1960 at 11:20 o'clock A.M.
Noted in Book 2676 Page 459
Recording Fee $2.00
JAMES P. WILSON, Register
By

PG 459