BK 3104

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 Samuel J. Simon and wife, Sally W. Simon, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

GEORGE E. HOCHSTEIN AND WIFE, GENEVIEVE M. HOCHSTEIN

_____ have bargained and sold, and by these presents do transfer and convey unto the said Samuel J. Simon and wife, Sally W. Simon

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. 175 on the Plan of Hillwood Estates, Section 9, as of record in Book 2331, page 28, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of West Hillwood Drive at the corner of Lots Nos. 174 and 175; thence with the line between said two lots southwardly 235 feet to the corner of Lots No. 173, 174 and 175; thence with the line between Lots Nos. 172, 173, and 175, southeastwardly 283 feet; thence North 32° 25' East 222.6 feet to a concrete monument; thence North 7° 40' East 240 feet to the southerly margin of said West Hillwood Drive; thence with same westwardly 249.14 feet to the beginning.

Being the same property conveyed to George E. Hochstein and wife, Genevieve M. Hochstein, by deed from Edward C. Scruggs III and wife, Kay Stahl Scruggs, of record in Book 2734, page 115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 2636, page 26, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 28, said Register's Office, which shows a 75 foot minimum building set back line from West Hillwood Drive, and a 10 foot easement for public utility purposes along the easterly, southeasterly and westerly lines of said lot, also a 10 foot easement for public utilities along the southwesterly line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Samuel J. Simon and wife, Sally W. Simon

their heirs and assigns, forever.

And we do covenant with the said Samuel J. Simon and wife, Sally W. Simon

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, George E. Hochstein and wife, Genevieve M. Hochstein

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel J. Simon and wife, Sally W. Simon,

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

Witness our hand s this 10th day of August, 1960

George E. Hochstein

Genevieve M. Hochstein

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