K 3128

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - -

- - - - - - - - - - - - - TEN AND NO/100- - - - - - - - - - - - - - - - DOLLARS cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and assume and agree to pay the unpaid balance of an existing first mortgage in the amount of Ten Thousand Three Hundred Thirty-Three and 06/100($10,333.06) Dollars, we

Verner F. Hughes and wife, Mary R. Hughes have bargained and sold, and by these presents do transfer and convey unto the said William C. Allen and wife, Mary Lou Allen, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot #141 on the Plan of Eastland Acres, Section Two, as of record in Book 2331, page 7, Register's Office for said County, and described as follows: BEGINNING at a point in the northerly margin of Brittany Drive at the common corners of said lot and Tract "A"; thence with said drive easterly 200 feet to the beginning of a curve; thence around said curve in a northerly direction 46.1 feet to a concrete monument in the westerly margin of Chapman Drive; thence northerly with said Drive 142 feet to the corner of Lots 140 and 141; thence westerly along the line between said lots 193 feet to a point in the east line of Tract "A"; thence southerly with the line between Tract "A" and Lot 141, 108 feet to the point of beginning. Being the same property conveyed to Carl J. Hertenstein and wife, Louise A. Hertenstein by deed from Gaines & Gregory Construction Company, Inc., of record in Book 2438, page 167, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2335, page 386, said Register's Office.

Being the same property conveyed to Verner F. Hughes and wife, Mary R. Hughes by deed from Carl J. Hertenstein and wife, Louise A. Hertenstein of record in Book 2538, page 163, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Allen and wife, Mary Lou Allen, their heirs and assigns, forever.

And we do covenant with the said grantees 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 by 1960 taxes, which the grantees herein assume and agree to pay, and the first mortgage balance shown above,

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of August 19 60

Verner F. Hughes

Mary R. Hughes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Summers, a Notary Public in and for said County and State, the within named Verner F. Hughes and wife, Mary R. Hughes

the bargainor s, 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 31st day of August, 19 60

Commission expires My Commission Expires January 28, 1961

Tom Summers
Notary Public

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