K 3166

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars paid by Hugh P. Hobbs, Jr., and wife, Betty T. Hobbs, and other good and valuable considerations, receipt of all of which are hereby acknowledged, we, J. William Hillman and wife, Virginia S. Hillman, have bargained and sold and by these presents do transfer and convey unto Hugh P. Hobbs, Jr., and wife, Betty T. Hobbs, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.

Said Lot No. 5 fronts 165.4 feet on the northerly side of Valley Brook Road and runs back 275.1 feet on the easterly line and 264 feet on the westerly line to a deadline, measuring 180 feet thereon.

Being the same property conveyed to J. William Hillman and wife, Virginia S. Hillman, by deed from R. W. Williams, et ux, of record in Book 3026, page 181, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh P. Hobbs, Jr., and wife, Betty T. Hobbs, their heirs and assigns forever.

And we covenant with the said Hugh P. Hobbs, Jr., and wife, Betty T. Hobbs, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except for (a) applicable building and zoning rules and regulations, (b) 5-foot easements along the easterly and northerly sides of the property herein conveyed, reserved for telephone and light wires and pipe lines, as set out in deed of record in Book 1494, page 599, Register's Office for Davidson County, Tennessee, (c) 75-foot set-back line from Valley Brook Road, as provided in the Plan of record in Book 974, page 29, said Register's Office, and (d) restrictive covenants contained in instruments recorded in Book 1049, page 28, and Book 1809, page 149, said Register's Office.

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