K 3222

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Seven Hundred Fifty and No/100 - ----------($15,750.00) ----------DOLLARS Cash in hand paid by James Bentley Hughes and wife, Barbara A. Hughes, the receipt of which is hereby acknowledged,

WOODBINE HOMES, INC.,

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said James Bentley Hughes and wife, Barbara A. Hughes

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. 179 on the revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 179 begins at a point in the northerly margin of Garrett Drive at the common front corner of lots 178 and 179; thence northwardly 153 feet to a concrete monument at a common rear corner of lots 178, 179, and 180; thence southwestwardly 145.7 feet to a point in the northeasterly margin of East Longdale Drive; thence with said margin southeasterly 78.57 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the south, then to the east around said curve 36.32 feet to a concrete monument in the northerly margin of Garrett Drive; thence with said margin eastwardly 71.84 feet to the beginning.

Being a part of the property conveyed to Woodbine Homes, Inc. by warranty deed from Andrew Ewing, Trustee, as of record in Book 3182, page 487, 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 James Bentley Hughes and wife, Barbara A. Hughes their heirs and assigns, forever.

And it does ~~do~~ covenant with the said James Bentley Hughes and wife, Barbara A.Hughes that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Woodbine Homes, Inc. do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James Bentley Hughes and wife, Barbara A.Hughes their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF WOODBINE HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 1st day of May, 1961.

WOODBINE HOMES, INC.

By: Robert T. Coleman
Robert T. Coleman, President

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