BK 3223

WARRANTY DEED C 949 — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

A. D. HEWLETT and wife, FRANCES H. HEWLETT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARL M. BROCKMAN a widow, MARY FRANCES BROCKMAN ****

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot No. 98 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, page 123, Register's Office for said County.
Said Lot No. 98 fronts 89 feet on the north side of Timberdale Court, and runs back 172 feet on the west line and 145.1 feet on the east line, to a dead line in the rear on which it measures 89 feet.

Being part of the same property conveyed to A. D. Hewlett by deed from Greer Development Corporation, of record in Book 3105, page 607 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 10 day of May, 19 61

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named A. D. Hewlett and wife, Frances H. Hewlett

the bargainer(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 Nashville, Tennessee, this, the 10 day of May, 19 61

[illegible]
Notary Public

My commission expires:
July 21 1963

38563
WARRANTY DEED
From
A. D. Hewlett, et ux
To
Earl M. Brockman, a widow and Mary Frances Brockman

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of May A.D. 1961 at 1:17 o'clock P.M.
Noted in Book 3223 Page 147
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.50
JAMES D. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE CO
"A Guaranteed Title"
NASHVILLE, TENNESSEE

Deed & Lien Search 1961 Book Page

PG 147