K 3248

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Two Hundred and No/100 ----------
----------($9,200.00) ----------DOLLARS
Cash in hand paid by Lester T. Hughes and wife, Judy G. Hughes, the receipt of which is hereby acknowledged, I,

John T. Harrington, a single man

_____ have bargained and sold, and by these presents do transfer and convey unto the said Lester T. Hughes and wife, Judy G. 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. 5 on the Plat of W. D. Hamilton's Subdivision of Block No. 9 of the Hamilton Land, as of record in Book 421, page 91, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the southerly side of Hamilton Avenue and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to John T. Harrington, by deed from Sheridan Construction Company, of record in Book 3159, page 15, 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 Lester T. Hughes and wife, Judy G. Hughes their heirs and assigns, forever.

And I do covenant with the said Lester T. Hughes and wife, Judy G. Hughes that I am 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 I, John T. Harrington do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lester T. Hughes and wife, Judy G. Hughes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of June, 19 61

John T. Harrington

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