BK 3313

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,500.00 ----------

Fourteen Thousand, Five Hundred and No/100 ---------- **DOLLARS**

Cash in hand paid by Oscar Thomas Larmore and wife, Nancy Lynn Larmore, the receipt of which is hereby acknowledged, we,

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

have bargained and sold, and by these presents do transfer and convey unto the said Oscar Thomas Larmore and wife, Nancy Lynn Larmore

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. 76 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. 76 fronts 84.8 feet on the northerly margin of Blackman Road running back between lines measuring 164.8 feet on the westerly line and 163.4 feet on the easterly line to a dead line in the rear, on which it measures 84.9 feet.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 3158, page 93, 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 Oscar Thomas Larmore and wife, Nancy Lynn Larmore their **heirs and assigns, forever.**

And we **do covenant with the said** Oscar Thomas Larmore and wife, Nancy Lynn Larmore **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.**

And we, A. D. Hewlett and wife, Frances H. Hewlett **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Oscar Thomas Larmore and wife, Nancy Lynn Larmore their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 28th **day of** November, **19** 61

A. D. Hewlett

Frances H. Hewlett

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