BK 3316

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seventeen Thousand Five Hundred and No/100 ---------- ($17,500.00) ---------- DOLLARS

Cash in hand paid by Carl O. Burnette and wife, Mae B. Burnette, 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 Carl O. Burnette and wife, Mae B. Burnette 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. 37 on the Map of Caldwell Hall, Section One, Revised, as of record in Book 2900, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 begins at a point in the westerly margin of Overcrest Drive between Lots Nos. 37 and 38 and extends thence with the line between said lots westerly 110.0 feet to a point, the common corner of Lots Nos. 36, 37 and 38; thence with the line between Lots Nos. 36 and 37, northwardly 125.0 feet to a point in the southerly margin of Overcrest Court; thence easterly 85.0 feet with the southerly margin of Overcrest Court to a point, the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of Overcrest Drive; thence with said margin of said drive, southwardly 100.1 feet to the beginning.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by warranty deed from Andrew Ewing, Trustee, as of record in Book 3247, page 107, 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 Carl O. Burnette and wife, Mae B. Burnette their heirs and assigns, forever.

And we do covenant with the said Carl O. Burnette and wife, Mae B. Burnette 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 Carl O. Burnette and wife, Mae B. Burnette their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of December, 19 61

A. D. Hewlett

Frances H. Hewlett

PG 47