K 3368

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ONE THOUSAND FIFTY FIVE AND 60/100 ($1055.60) ---------- DOLLARS

PAID IN CASH BY P. E. NEELY AND WIFE, MARY E. NEELY, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND FOR THE FURTHER CONSIDERATION OF THE PURCHASERS ASSUMING THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST EXECUTED BY MERROL N. HYDE AND WIFE, MILDRED HYDE TO CHARLES F. LOVELL, TRUSTEE, DATED SEPTEMBER 22, 1958 AND RECORDED SEPTEMBER 24, 1958 OF RECORD IN BOOK 2830, PAGE 77 OF SAID REGISTER'S OFFICE. TO SECURE THE ORIGINAL PRINCIPAL AMOUNT OF $6,250.00. BALANCE ON SAME AS OF THE DATE OF THIS INSTRUMENT IS $5,766.94.

WE, MERROL N. HYDE AND WIFE, MILDRED HYDE

have bargained and sold, and by these presents do transfer and convey unto the said P. E. NEELY AND WIFE, MARY E. NEELY 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. 101 OF SECTION II, URBANDALE AS OF RECORD IN BOOK 1835, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 101 FRONTS 50 FEET ON THE WESTERLY SIDE OF HITE STREET, AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MERROL N. HYDE AND WIFE, MILDRED HYDE BY DEED FROM JACK J. FOX AND WIFE, ANN M. FOX OF RECORD IN BOOK 2805, PAGE 585, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

RESTRICTIVE COVENANTS OF RECORD IN BOOK 2016, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PLAN OF RECORD IN BOOK 1835, PAGE 82, SAID REGISTER'S OFFICE SHOWS AN OWNER'S CERTIFICATE, A 30 FOOT SETBACK LINE FROM HITE STREET AND A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ACROSS THE REAR OF THE LOT.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said P. E. NEELY AND WIFE, MARY E. NEELY THEIR heirs and assigns, forever.

And WE do covenant with the said P.E.NEELY AND WIFE, MARY E. NEELY 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, EXCEPT AS HEREINABOVE SET OUT.

And WE, MERROL N. HYDE AND WIFE, MILDRED HYDE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said P. E. NEELY AND WIFE, MARY E.NEELY THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 26 day of MARCH, 1962

Merrol N Hyde

Mildred Hyde

PG 509