K 3369

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid by Jimmie Opal Huddleston, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

Jasper N. Maggart and wife, Ruby C. Maggart

have bargained and sold, and by these presents do transfer and convey unto the said Jimmie Opal Huddleston, a Widow

her 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. 1 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Blue Hills Road at a concrete monument at the beginning of a curve at the intersection of said Road and Woodberry Drive; thence with the margin of said Blue Hills Road, northwardly 74.9 feet to a concrete monument, and continuing with the same, northwardly 1 foot to another concrete monument; thence south 86° 14' west 223.4 feet to a concrete monument; thence south 3° 45' West 69.4 feet to a concrete monument in the north margin of Woodberry Drive; thence with the margin of said Drive, eastwardly 194.7 feet to a concrete monument at the beginning of a curve; thence along said curve, northeastwardly 34.4 feet to the point of beginning.

Being the same property conveyed to Jasper N. Maggart and wife, Ruby C. Maggart, by deed from Robert J. Gardner and wife, as of record in Book 2295, page 121, said Register's Office.

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 Jimmie Opal Huddleston her heirs and assigns, forever.

And we do covenant with the said Jimmie Opal Huddleston 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 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Jasper N. Maggart and wife, Ruby C. Maggart do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jimmie Opal Huddleston her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of March 1962

Jasper N. Maggart X
Ruby C. Maggart

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