BK 3402

WARRANTY DEED G-9235 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

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

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES F. McBRIDE and wife, PAULINE W. McBRIDE, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Craigmeade Subdivision, as of record in Book 2900, page 121, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the southerly side of Craigmeade Circle and runs back 391.4 feet on the westerly line and 481.5 feet on the easterly line to a broken line along the center of Mill Creek and measuring 213.5 feet thereon.

Being the same property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 3339, page 97, Register's Office for said County.

This conveyance is made subject to restrictive covenants and easements of record in Book 3135, page 283, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for all taxes for 1962, which have been assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 29 day of JUNE, 1962

A. D. Hewlett

Frances H. Hewlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs Rue Caldwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named A. D. Hewlett and wife, Frances H. Hewlett, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 29th day of June, 1962

Mrs Rue Caldwell
Notary Public

My commission expires:
3-20-65

7804

WARRANTY DEED

From
A. D. HEWLETT ET UX

To
JAMES F. McBRIDE ET UX

Mail 2216 Craigmeade Cir

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day of JUN A.D. 1962 at 4:32 o'clock P.M.
Recorded in Book 2900 Page 39
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

NASHVILLE TITLE COMPANY
"A Guaranteed Title".
NASHVILLE, TENNESSEE

PG 307