K 3402

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Nine Hundred Fifty and No/100 --------
----------($10,950.00) ---------- DOLLARS
Cash in hand paid by John M. Hanley, Sr. and wife, Helen Hanley, 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 John M. Hanley, Sr. and wife, Helen Hanley 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 thesoutherly part of Lot No. 3, Plan of Berry Hill Gardens, Block B, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, fronting 65 feet on West Iris Drive, and running back 152.7 feet on the northerly line, and running back 130.3 feet on the southerly line to a broken line in the rear.

Being a part of the property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by warranty deed from L. L. Treanor and wife, Christine Thornton Treanor, as recorded in Book 3133, page 383, 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 John M. Hanley, Sr. and wife, Helen Hanley their heirs and assigns, forever.

And we do covenant with the said John M. Hanley, Sr. and wife, Helen Hanley 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, 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 John M. Hanley, Sr. and wife, Helen Hanley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of June, 19 62

A. D. Hewlett

Frances H. Hewlett

PG 387