BK 3431

WARRANTY DEED

For and in consideration of the sum of Nineteen Thousand Five Hundred and no/100 - - - - ($19,500.00) - *DOLLARS*

cash in hand paid by Oliver G. Barnett and wife, Joy T. Barnett, 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 Oliver G. Barnett and wife, Joy T. Barnett, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 246 on the Plan of Haileywood Estates, Section 8-B, as of record in book 2854, page 148, Register's Office for said County.
Said lot No. 246 fronts 91.3 feet on the westerly side of Regent Drive, and extends back 255.6 feet on the north line and 263.0 feet on the south line, to a line in the rear on which it measures 166.0 feet.
Being the same real property conveyed to A. D. Hewlett and wife, Frances H. Hewlett, by deed from Thomas C. Summers and wife, dated May 3, 1962, filed May 9, 1962, and recorded in book 3375, page 280, said Register's Office.

This conveyance is subject to 20-foot easement for public utilities along rear line of premises, 10-foot utility easement along northerly line of premises, 50-foot building setback line from Regent Drive, and conditions of owners certificate as shown on plan of record in book 2854, page 148; and restrictive covenants contained in instrument of record in book 3179, page 394, 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 said Oliver G. Barnett and wife, Joy T. Barnett, their *heirs and assigns, forever.*

And we *do covenant with the said* Oliver G. Barnett and wife, Joy T. Barnett *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 herein set out and taxes for the year 1962, which have been prorated and assumed by purchasers.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Oliver G. Barnett and wife, Joy T. Barnett, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 27 *day of* August, 19 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. D. Hewlett
Frances H. Hewlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* A. D. Hewlett and wife, Frances H. Hewlett

the within named 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 27 *day of* August, 1962.

Alice McMahon *Notary Public*

NOTARY PUBLIC

My Commission expires April 25, 1966

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