K 3436

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

**WARRANTY DEED**

**For and in consideration of the sum of** $900.00 ..... **DOLLARS**

.....Nine Hundred and no/100.....

Paid in cash by Leslie Harold Hughes and wife, Alma Juanita Hughes, the receipt of which is hereby acknowledged,

We, Orville M. Hughes and wife, bessie T. Hughes

**have bargained and sold, and by these presents do transfer and convey unto the said** Leslie Harold Hughes and wife, Alma Juanita Hughes,

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

Being Lot No. 17 on the Subdivision of Parts of Lots No. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, said Register's Office, and described as follows:

Beginning at a point on the westerly margin of Rio Vista Dr., said point being at a concrete marker at the intersection of Rio Vista Dr. and DuPont Avenue; thence southerly with the westerly margin of Rio Vista Drive 91.64 feet to a point, said point being the common corner of lots No. 16 and 17 of said Subdivision; thence westerly with the dividing line of said Lots No. 16 and 17 400 feet to a point on the rear line of said subdivision; thence northerly with the said rear line of said subdivision 110.4 feet to a point on the southerly margin of DuPont Avenue; thence easterly with the southerly margin of DuPont Avenue 379.94 feet to a concrete marker, thence continuing around a slight radius 3148 feet to the point of beginning.

Being the same property conveyed to Orville M. Hughes et ux by deed from John W. Anderson et ux, of record in Book 2140, page 4, Register's Office for Davidson County, Tennessee.

Said conveyance subject to restrictions of record in Book 1224,, page 86, and Book 1181, page 337, which books contain the same restrictions; and to restrictions of record in Book 2083, page 41, said Register's Office. Also subject to conditions, limitations and easements as shown on plat of record in Book 1835, page 121, said Register's Office to which reference is here made.



**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Leslie Harold Hughes and wife, Alma Juanita Hughes, **their heirs and assigns, forever.**

**And** we **do covenant with the said** Leslie Harold Hughes and wife, Alma Juanita Hughes, **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.**

**And** we, Orville M. Hughes and wife, Bessie T. Hughes, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leslie Harold Hughes and wife, Alma Juanita Hughes, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 29th **day of** Sept., **19** 62

Bessie T. Hughes
Bessie T. Hughes.

Orville M. Hughes
Orville M. Hughes

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