K 3505

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Seven Hundred Fifty and No/100 ($12,750.00) DOLLARS cash in hand paid to S & F, Inc., a Tennessee Corporation, the receipt of which is hereby acknowledged,

S & F, INC. have bargained and sold, and by these presents do transfer and convey unto the said Thomas M. Hughes and wife, Mary D. 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. 58 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County.

Said Lot No. 58 fronts 76.5 feet on the southerly side of Dodson Chapel Road and extends back between lines, 141.8 feet on the easterly line and 119.4 feet on the westerly line to a dead line in the rear, measuring 70.15 feet thereon.

Being part of the same property conveyed to S & F, Inc. by deed from Miller Kimbrough, Trustee of record in Book 3429, page 245, said Register's Office.

This conveyance is subject to easements and restrictions as set forth on the above plan and restrictive covenants of record in Book 3130, page 623; Book 3161, page 279, RODC, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas M. Hughes and wife, Mary D. Hughes, their heirs and assigns, forever.

And S&F, Inc. does covenant with the said Thomas M. Hughes and wife, Mary D. Hughes that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as above set forth and 1963 taxes which have been assumed by the Grantees herein.

And S & F, Inc. do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Thomas M. Hughes and wife, Mary D. Hughes, their heirs and assigns against the lawful claims of all persons, whomsoever.

In testimony whereof S & F, Inc. has caused its corporate name to be affixed hereto by its duly authorized officers this 12th day of February 1963.

ATTEST:

S & F, INC.

BY Vice-President

STATE OF TENNESSEE



, a Notary Public in and for

ointed, and who acknowledged that

ein contained.

Witness my hand and official seal at office, this day of , 19

Commission expires

Notary Public

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