K 3529

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Nine Hundred and No/100 -------- ----------($13,900.00) ----------**DOLLARS** Cash in hand paid by Carl J. Galbraith and wife, Atha Galbraith, 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** Carl J. Galbraith and wife, Atha Galbraith

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 Lot No. 95 on the Plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 95 fronts 85 feet on the southerly side of Trousdale Drive, (formerly Elysian Fields Road), and runs back between lines, measuring 173 feet on the westerly line and 174.1 feet on the easterly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to A. D. Hewlett, by deed from Elaine D. Libby, of record in Book 3219, page 159, 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 Carl J. Galbraith and wife, Atha Galbraith

their **heirs and assigns, forever.**

And we **do covenant with the said** Carl J. Galbraith and wife, Atha Galbraith

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 1963 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** Carl J. Galbraith and wife, Atha Galbraith

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** March, 19 63

A. D. Hewlett

Frances H. Hewlett

G 185