K 3576

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by Tex Earl Hutchens and wife, Norma B. Hutchens

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANDREW EWING, TRUSTEE, pursuant to the power and authority vested in me by deed of record in Book 3375, page 108, Register's Office, Davidson County, Tennessee, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 174 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County, as follows:

Said Lot No. 174 fronts 55 feet on the easterly side of Panorama Drive, and extends back 158.15 feet on the north line and 146.1 feet on the south line, to a dead line in the rear on which it measures 56.33 feet.

Being part of the property that was conveyed to ANDREW EWING, TRUSTEE, aforesaid, by deed from E. D. Chappell and wife, of record in Book 3375, page 108, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 3465, page 403, said Register's Office, and to easements, set-back lines and other provisions of the Plan of record in Book 3300, page 91, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of January 19 63

Andrew Ewing, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 63

My commission expires October 26, 1963

Betty Poage
Notary Public.

STATE TAX $ 1.65
PROBATE
TOTAL $ 1.65
JUL 10 1963
E. W. HALL
COUNTY CLERK

Published by TENNESSEE TITLE COMPANY

Warranty Deed

FROM ANDREW EWING, TRUSTEE

To Tex E. Hutchens and wife Norma B. Hutchens

Hutchens

Filed for record this 10 day of JUL A.D. 1963 at 2:43 o'clock P.M. Noted in Book 1st Page 990 Recorded in Book 2792 Recording Fee $ 2.00

Elby R. Hunt, Register
By Deputy Reg.

Fee paid by Register's Office
STATE OF TENNESSEE
COUNTY

11,325.00

PG 469