K 3614

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) . . . . . DOLLARS, and other good and valuable considerations, paid in cash by O. B. GENTRY and wife, ALINE GENTRY, 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 O. B. GENTRY and wife, ALINE GENTRY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 254 on the Plan of Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for said County.

Said Lot No. 254 fronts 111.5 feet on the westerly side of Regent Drive and extends back between parallel lines, 193.5 feet to a dead line.

Being the same property conveyed to A. D. Hewlett by deed from Thomas C. Summers and wife, Charlotte H. Summers, of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, setback lines, and conditions of Owner's Certificate, of record in Book 3501, page 476, and as shown on plat of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 3500, page 7, said Register's Office, shows an Owner's Certificate, a 60 foot minimum building setback line from Regent Drive, and a 20 foot easement for public utility purposes along the rear line.

Frances H. Hewlett, wife of A. D. Hewlett, joins in this Deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. B. GENTRY and wife, ALINE GENTRY, their heirs and assigns, forever.

And I, A. D. HEWLETT, do covenant with the said O. B. GENTRY and wife, ALINE GENTRY, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for 1963 which have been pro-rated between grantor and grantees and assumed by grantees.

And I, A. D. HEWLETT, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said O. B. GENTRY and wife, ALINE GENTRY, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of August, 1963

A. D. Hewlett

Frances H. Hewlett

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