K 3614

WARRANTY DEED

For and in consideration of the sum of (10.00) TEN AND NO/100 *DOLLARS*
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Andrew Paul Deen and wife, Myra Louise Deen

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Hipps and wife, Kathryn Middlebrooks Hipps, their

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

Land in Davidson County, Tennessee, being lot No. 89 on the Plan of Crest Meade, Section 2, as of record in book 2331, pages 151 and 152, Register's Office for said County, described as follows:
Beginning on the westerly margin of Shiloh Drive at the corner of lots Nos. 88 and 89; thence with the line between said two lots westerly 150 feet to the corner of lots Nos. 88, 89, 90 and 91; thence with the line between lots Nos. 89 and 90 southwesterly 100.9 feet to the northerly margin of Belton Drive; thence with the same southeasterly 167.2 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 42 feet to the westerly margin of Shiloh Drive; thence with the same northerly 142 feet to the beginning.
Being the same real property conveyed to Andrew Paul Deen and wife, Myra Louise Deen, by deed from Robert D. Chabot and wife, dated June 4, 1958, filed June 4, 1958, and recorded in book 2750, page 639, said Register's Office.
This conveyance is made subject to restrictions as of record in book 2402, page 129, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along westerly line of premises; 50-foot building setback line from Shiloh Drive and 70 feet from Belton Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 151 and 152, Register's Office, Davidson County, 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 Robert H. Hipps and wife, Kathryn Middlebrooks Hipps, their

heirs and assigns, forever.

And we *do covenant with the said* Robert H. Hipps and wife, Kathryn Middlebrooks Hipps *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, Andrew Paul Deen and wife, Myra Louise Deen

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert H. Hipps and wife, Kathryn Middlebrooks Hipps, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 11th *day of* August, 19 63, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Andrew Paul Deen

Myra Louise Deen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Andrew Paul Deen and Myra Louise Deen

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19* 63.

Hugh J. Bradley *Notary Public*

Commission expires April 10, 1967.

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