K 3770

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 herein, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of an unpaid principal balance of $12,692.53 of an original note dated January 19, 1959, in the amount of $13,850.00, which note is secured by a deed of trust executed by Clarence E. Pyles and wife, to Ferriss C. Bailey, Trustee, of record in book 2191, page 548, Register's Office for Davidson County, Tennessee.

We, Clarence E. Pyles and wife, Loris S. Pyles

have bargained and sold, and by these presents do transfer and convey unto the said Earl E. Hagewood and wife, Dorothy L. Hagewood, 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. 443 on the plan of Belle Meade Addition, Section 11-B, of record in Book 2663, pages 66 and 67, Register's Office for said County.

Said lot No. 443 fronts 73.3 feet on the northwesterly side of Northeast Drive and runs back between lines, 220 feet on the northeasterly line and 225 feet on the northwesterly line to a dead line in the rear, on which is a broken line, of which it measures 176 feet.

Being the same real property conveyed to Clarence E. Pyles and wife, Loris S. Pyles, by deed from Ferrier Construction Company, a Tennessee corporation, dated January 29, 1959, filed January 29, 1959, and recorded in book 2663, page 343, said Register's Office.

This conveyance is made subject to restrictions of record in book 2787, page 443, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the rear or northerly and westerly lines of premises, 2½x28-foot anchor easement at northeast corner of premises on Northeast Drive, 70-foot building setback line from Northeast Drive and conditions of owners certificate, as shown on plan of record in book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl E. Hagewood and wife, Dorothy L. Hagewood, their

heirs and assigns, forever.

And we *do covenant with the said* Earl E. Hagewood and wife, Dorothy L. Hagewood,

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 as herein set out.

And we, Clarence E. Pyles and wife, Loris S. Pyles

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl E. Hagewood and wife, Dorothy L. Hagewood, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *day of* June, *19* 64. ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Clarence E. Pyles

Loris S. Pyles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh L. Bradley, *a Notary Public in and for said County and State,* Clarence E. Pyles and Loris S. Pyles, *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* 12th *day of* June, *19* 64.

Hugh L. Bradley, *Notary Public*

Commission expires April 10, 1967.

NOTARY PUBLIC AT LARGE

PG 583