1779

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00) -

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cash in hand paid by Charles C. Roberts and wife, Ethel F. Roberts, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MONARCH HOMES, INC., a Tennessee corporation, acting without seal, organized and existing under the laws of the State of Tennessee,

has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Charles C. Roberts and wife, Ethel F. Roberts, 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. 11 on the Map of Dalewood, Section 1, as of record in Book 1424, page 108, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Thistlewood Avenue at the corner of Lots Nos. 10 and 11; thence with the line between said lots westerly 195 feet to a point; thence northerly 82 feet to the south margin of Piedmont Avenue; thence with the margin of the same easterly 170 feet to the beginning of a curve; thence around said curve, southeasterly 39.3 feet to the margin of Thistlewood Avenue; thence with the margin of the same, southerly 57 feet to the beginning.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Eastdale Realty Company, Inc., of record in Book 1731, page 276, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements 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 Charles C. Roberts and wife, Ethel F. Roberts, their **heirs and assigns, forever.**

And Monarch Homes, Inc., does ~~do~~ **covenant with the said** Charles C. Roberts and wife, Ethel F. Roberts **that** it is **lawfully seized and possessed of said land in fee simple;** has ~~have a~~ **good right to convey it. and the same is unencumbered.**

And Monarch Homes, Inc. does ~~do~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Charles C. Roberts and wife, Ethel F. Roberts their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, MONARCH HOMES, INC., has caused this instrument to be executed ~~Witness hand this day of 19~~ by its duly authorized offices on this the 14th day of Nov. 1949.

MONARCH HOMES, INC.

ATTEST: [signature] J.E.Richmond, Secretary

by [signature] J.W. Richmond, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], **a** [...] **n and for said County and State, the within named** [...]

the bargainor___, with whom I am personally acquai[...] **know**[...] **executed the within instrument for the purposes there**[...] **Witne**[...] **offic**[...] **Tennessee, this** 14th [...]

Commission expires July 30, 1950

[signature]
Notary Public

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