1846

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00) - TEN & no/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Frank R. Welburn and wife, Mildred W. Welburn, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MONARCH HOMES, INC., a Tennessee corporation, acting without seal

has bargained and sold, and by these presents do transfer and convey unto the said Frank R. Welburn and wife, Mildred W. Welburn, 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. 41 on the Map of Dalewood, Section 1, of record in Book 1424, Page 108, Register's Office for said county.

Said Lot No. 41 fronts 94 feet on the west side of Pinewood Road and runs back between lines, 131.2 feet on the north line and 132 feet on the south line to a dead line in the rear on which it measures 92 feet.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Eastdale Realty Company, Inc., of record in Book 1717, page 109, 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 Frank R. Welburn and wife, Mildred W. Welburn, their heirs and assigns, forever.

And Monarch Homes, Inc. does covenant with the said Frank R. Welburn and wife, Mildred W. Welburn that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1950 which have been prorated and are assumed by the grantees herein.

And Monarch Homes, Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Frank R. Welburn and wife, Mildred W. Welburn 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 by its duly authorized officers on this the 28th day of April, 1950.

MONARCH HOMES, INC.

ATTEST: J. E. Richmond
J. E. Richmond, Secretary

BY: J. W. Richmond
J. W. Richmond, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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