K 1877

**WARRANTY DEED** Form 1002 **Published by Tennessee Title Company**

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

- - - - - - - - - - - - - - TEN & no/100 - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by John D. Day and wife, Christine S. Day and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Monarch Homes, Inc., a Tennessee corporation, 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 John D. Day and wife, Christine S. Day, 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. 3 on the Map of Mashburn Heights of record in Book 1835, page 1, Register's Office for said County, described as follows: Beginning at a point in the South Margin of Live Oak Road at the corner of Lots Nos. 3 and 4, with the line between said lots, southerly 138 feet to the north line of Lot No. 1 with the line between Lots Nos. 1 and 3, easterly, 163.7 feet to the west margin of Mashburn Road, with the margin of same, northerly 56.7 feet to the beginning of a curve; thence around said curve, northwesterly 34.5 feet to the south margin of Live Oak Road, with the margin of same, westerly 109.6 feet to the beginning.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Homesites, Inc. of record in Book 1812, page 163, 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 John D. Day and wife, Christine S. Day, their heirs and assigns, forever.

And Monarch Homes, Inc. does ~~do~~ covenant with the said John D. Day and wife, Christine S. Day 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.

And Monarch Homes, Inc. does ~~do~~ further covenant and bind itself, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John D. Day and wife, Christine S. Day 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 ~~Witness hand this day of 19~~ duly authorized officers on this the 1st day of August, 1950.

MONARCH HOMES, INC.

Attest: J. E. Richmond
J. E. Richmond, Secretary

By J. W. Richmond
J. W. Richmond, Pres.

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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