1882

WARRANTY DEED Form 1002 Published by Tennessee Title Company

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

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cash in hand paid by Walter E. Sykes and wife, Sadie E. Sykes, 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(es) transfer and convey unto the said Walter E. Sykes and wife, Sadie E. Sykes, 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. 35 on the Map of Mashburn Heights of record in Book 1835, page 1, Register's Office for said County, described as follows:

Said Lot No. 35 fronts 72 feet on the east side of Live Oak Road and runs back between lines 177.5 feet on the north line and 176.3 feet on the south line to a dead line in the rear, which is a broken line on which it measures, 72.3 feet.

Being a 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 Walter E. Sykes and wife, Sadie E. Sykes, their heirs and assigns, forever.

And Monarch Homes, Inc., does ~~do~~ covenant with the said Walter E. Sykes and wife, Sadie E. Sykes 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, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Walter E. Sykes and wife Sadie E. Sykes 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 it's ~~Witness~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx duly authorized officers on this the 1st day of September, 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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