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WARRANTY DEED   Form 1001   Published by Tennessee Title Company

For and in consideration of the sum of $1.00 ----------------------
---------------- ONE AND NO/100 ---------------- DOLLARS

cash in hand paid by James A. Tripp and wife, Elizabeth T. Tripp, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Kenwood Homes, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said James A. Tripp and wife, Elizabeth T. Tripp, 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. 143 on the Map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Valeria Street at the corner of Lots Nos. 143 and 144; thence with the line between said lots northerly 130 feet to a point, a corner of Lot 145; thence with the line between Lots 143 and 145, northerly 35 feet to a point; thence westerly 130 feet to a point in a tract marked "Reserved", which reserved tract would be the east line of Boone Drive, if extended; thence southerly along the line of said reserved tract and along the east margin of Boone Drive, if extended, around a slight curve 119 feet to a point at the beginning of another curve; thence around said curve, southeasterly 31.42 feet to the north margin of Valeria Street; thence with the margin of the same easterly 92.54 feet to the beginning.

Being part of the property conveyed to Kenwood Homes, Inc., by deed from Wesley C. Miller and wife, Allie K. Miller, of record in Book 1853, page 141, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 427, and in Book 1914, page 500, 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 James A. Tripp and wife, Elizabeth T. Tripp, their heirs and assigns, forever.

And Kenwood Homes, Inc., does ~~do~~ covenant with the said James A. Tripp and wife, Elizabeth T. Tripp, 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, except taxes for 1951, which are assumed by the grantees herein.

And Kenwood 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 James A. Tripp and wife, Elizabeth T. Tripp, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Kenwood Homes, Inc., has caused this instrument to be executed by ~~witness hand this day of~~ ______, ~~19~~___ its duly authorized officers on this the first day of March, 1951.

ATTEST:

By: W. R. Moore
Secretary

KENWOOD HOMES, INC.

By: John L. Moore
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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