1970

409

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

For and in consideration of the sum of $ 6700.00 -

- - - - - - - - - SIX THOUSAND SEVEN HUNDRED AND NO/100 - - - - - - - - - **DOLLARS**

cash in hand paid by Earl Uselton and wife, Mildred L. Uselton, the receipt of which is hereby acknowledged,

Monarch Homes, Inc., a Tennessee corporation, has

~~bargained~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** Earl Uselton and wife, Mildred L. Uselton,

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. 56 on the Map of Woodycrest, Section One, as of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 56 fronts 80 feet on the westerly side of Rosemary Lane and runs back between parallel lines 157 feet to a dead line.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Crestwood Realty, Inc., of record in Book 1905, page 622, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 33, and in Book 1907, page 2, 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 Earl Uselton and wife, Mildred L. Uselton, their **heirs and assigns, forever.**

And Monarch Homes, Inc., **does** ~~do~~ **covenant with the said** Earl Uselton and wife, Mildred L. Uselton, **that it is lawfully seized and possessed of said land in fee simple;** ~~has~~ **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** Earl Uselton and wife, Mildred L. Uselton, 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 first day of April, 1951.

ATTEST:

By: [signature] Secretary

MONARCH HOMES, INC.

By: [signature] 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