K 2042

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 8,150.00

Eight Thousand One Hundred Fifty and No/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Allan Browning Duncan and wife, Mary Ella Midgett Duncan, the receipt of which is hereby acknowledged,

MAYFAIR HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~bargained~~ and sold, and by these presents do/~~does~~ transfer and convey unto the said Allan Browning Duncan and wife, Mary Ella Midgett Duncan

their ~~heirs~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 188 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, page 92, Register's Office for said County.

Said Lot No. 188 fronts 85.72 feet on the easterly side of Tamworth Drive and runs back 171 feet on the north line and 169.4 feet on the south line, to a dead line in the rear, measuring 89 feet thereon.

Being part of the property conveyed to Mayfair Homes, Inc., by deed from Evergreen Land Company, Inc., of record in Book 2033, page 109, said Register's Office.

This conveyance is made subject to Restrictions in Book 1787, page 281, and in Book 1975, page 45; the plan of record in Book 1835, page 92, a 10-foot easement for public utilities along the rear or east line of the lot, and a 40-foot set-back line from Tamworth Drive which was amended to 30 feet by instrument of record in Book 2026, page 317, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allan Browning Duncan and wife, Mary Ella Midgett Duncan their ~~heirs~~ heirs and assigns, forever.

And it does ~~do~~ covenant with the said Allan Browning Duncan and wife, Mary Ella Midgett Duncan 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 1952 taxes which have been prorated and are hereby assumed by the purchasers.

And Mayfair Homes, Inc. do/~~does~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Allan Browning Duncan and wife, Mary Ella Midgett Duncan, their ~~heirs~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF MAYFAIR HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 6th day of April 1952.

MAYFAIR HOMES, INC.

By: Albert G. Morris, President

ATTEST: Charles L. Morris, Secretary

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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