K 2273

WARRANTY DEED Form 101 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 -

- - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged,

MAYFAIR HOMES, INC., has

~~have~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** Denver W. Jenkins and wife, Marcia P. Jenkins,

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. 97 on the Plan of Cloverdale, Section II, as of record in Book 2133, page 58, Register's Office for said County.

BEGINNING at a point in the westerly margin of Larimore Drive at the corner of Lots 96 and 97; thence westwardly with the line between said lots 236.2 feet to a point; thence northwestwardly 163.7 feet to a point; thence northeastwardly 60.7 feet to a point in the south margin of Wanda Drive; thence eastwardly with the margin of the same and the curve of the same 188.8 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.3 feet to a point in the west margin of Larimore Drive; thence with the margin of the same southwardly 141.6 feet to the beginning.

Being part of the property conveyed to Mayfair Homes, Inc., by deed from Evergreen Land Company, Inc., of record in Book 2240, page 525, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2149, page 525, 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 Denver W. Jenkins and wife, Marcia P. Jenkins, their heirs and assigns, forever.

And Mayfair Homes, Inc., does ~~do~~ covenant with the said Denver W. Jenkins and wife, Marcia P. Jenkins, 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 taxes for 1954 which are pro rated and assumed by the purchaser.

And Mayfair Homes, Inc., does ~~do~~ further covenant and bind itself, its/ successors and assigns ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Denver W. Jenkins and wife, Marcia P. Jenkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Mayfair Homes, Inc., has caused this instrument to be executed by ~~Witness xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx 19~~ its duly authorized officer this 5th day of April, 1954.

MAYFAIR 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

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