K 2279

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

For and in consideration of the sum of $ $10.00

TEN - NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Melbat Homes, a Tennessee Corporation, has

does

~~have~~ **bargained and sold, and by these presents** ~~do~~ **transfer and convey unto the said** John H. Squires and wife, Billye W. Squires, 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. 55 on the Plan of Section II, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for Davidson County, Tennessee. Said Lot No. 55 fronts 77.33 feet on the easterl side of eamont Drive and extends back 172.60 feet on the northerly line and 190.10 feet on the southerly line to a rear line and measures 90 feet thereon.
Being a part of the same property conveyed to Melbat Homes, Inc., by deed from Murphree Realty Company, of record in Book 2246, page 301, Register's Office for Davidson County, Tennessee.
Subject to restrictions of record in Book 2.04, page 47; and plan of record in Book 2133, page 75, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John . Squires and wife, Billye W. Squires, their **heirs and assigns, forever.**

And Melbat Homes, Inc. does ~~do~~ **covenant with the said** John H. Squires and wife, Billye W. Squires **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.** [illegible] taxes which have been prorated and assumed by purchasers.

And Melbat 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** John H. Squires and wife, Billye W. Squires their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Melbat Homes, Inc., has caused this instrument to be executed by its duly authorized officers on the 2 day of May 1954.

MELBAT HOMES, Inc.

Carl Batson [illegible] President

Secretary-Treasurer

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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