K 2281

WARRANTY DEED Form 1002 Furnished 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
~~bargained~~ and sold, and by these presents ~~do~~ transfer and convey unto the said John Harvat and wife, Mary Alice Harvat, 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. 53 on the Plan of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.
Said Lot 53 is described as beginning at a point on the easterly margin of Beaumont Drive, at the common corner of Lots 53 and 54; thence with the margin of said Drive, southwardly 130 feet to the beginning of a curve; thence along said curve, southeastwardly 33.96 feet to a point in the northerly margin of Barbara Drive; thence with the margin of said drive eastwardly 120.33 feet to the common corner of Lots 52 and 53; thence with the line between said lots, northwardly 125 feet to a corner of Lot 54; thence with the line between Lots 53 and 54, westwardly 112.78 feet to the beginning.
Being part of the property conveyed to Melbat Homes, Inc., by deed from Murphree Realty Company, of record in Book 2246, page 301, said Register's Office.

Subject to restrictions in Book 2204, page 47 and plan of record in Book 2133, page 75, Register's Office for said County.

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 Harvat and wife, Mary Alice Harvat, their heirs and assigns, forever.

And Melbat Homes, Inc. does ~~I~~ ~~do~~ covenant with the said John Harvat and wife, Mary Alice Harvat 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 1954 taxes which have been prorated and assumed by purchasers.

And Melbat Homes, Inc., does ~~I~~ further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said John Harvat and wife, Mary Alice Harvat, 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, this the 7th day of June 1954.

MELBAT HOMES, INC.

ATTEST: Carl Baker
Secretary-Treasurer

W. T. Murphree
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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