K 2296

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - -($10.00) - - - - - - - - - - - - - - - - - -
- - - Ten Dollars cash and other good and valuable considerations, **DOLLARS**

Cash in hand paid by James P. Maxwell and wife, Pauline T. Maxwell, receipt of which is hereby acknowledged,

We, Carl Batson and M. T. Melvin

have bargained and sold, and by these presents do transfer and convey unto the said James P. Maxwell and wife, Pauline T. Maxwell
their **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. 346 in Section 5, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 346 fronts 115 feet on the Easterly side of Timberhill Drive and runs back 216.8 feet on the Northerly line and 219.9 feet on the Southerly line to a dead line measuring 60 feet thereon.

Being a part of the same property conveyed to Carl Batson and M.T. Melvin by deed from Central Mortage Co. of record in Book 2280, page 627, 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 James P. Maxwell and wife,
their **heirs and assigns, forever.**

And we **do covenant with the said** James P. Maxwell and wife,
that we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we, Carl Batson and M. T. Melvin
do further covenant and bind ourselves **heirs and representatives, to warrant and forever defend the title to the said land to the said** James P. Maxwell and wife,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 1st. **day of** September, 19 54

Carl Batson

M. T. Melvin

G 355