BK 2303

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 paid by Saul M. Levinson and wife, Ann H. Levinson, and other good and valuable considerations, receipt of which are hereby acknowledged,

MELBAT HOMES, Inc., has

bargained and sold, and by these presents does transfer and convey unto the said Saul M. Levinson and wife, Ann H. Levinson,

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. 69 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 69 fronts 80 feet on the west side of Beaumont Drive and runs back between lines, 166.07 feet on the north line and 165.95 feet on the south line, to a dead line in the rear on which it measures 68 feet.

Being part of the property conveyed to Melbat Homes, Inc., by deed from Ferriss C. Bailey, Trustee, of record in Book 2246, page 303, said Register's Office.

Subject to restrictive covenants of record in Book 2204, page 47, 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 Saul M. Levinson and wife, Ann H. Levinson their heirs and assigns, forever.

And Melbat Homes, Inc., does covenant with the said Saul M. Levinson and wife, Ann H. Levinson, 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 herein.

And Melbat Homes, Inc., does further covenant and bind itself, its/ successors and assigns to warrant and forever defend the title to the said land to the said Saul M. Levinson and wife, Ann H. Levinson, 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 27th day of October, 1954.

ATTEST: MELBAT HOMES, INC.,

Carl Batson, Vice President By: M. T. Melvin, 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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