K 2449

WARRANTY DEED | Form 1001 | 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 Joel O. Beasley and wife, Dorothy H. Beasley, and other good and valuable considerations, receipt of which are hereby acknowledged,

Melbat Homes, Inc., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Joel O. Beasley and wife, Dorothy H. Beasley

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 Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Couch Drive at the corner of Lots 53 and 55; thence with the line between said lots, southwesterly 85 feet to a point, a corner of Lot 54; thence with the line between Lots 53 and 54, northwesterly 102.3 feet to the easterly margin of Carl Place; thence with the margin of the same, northeasterly 59.95 feet to the beginning of a curve; thence around said curve, northeasterly 39.?1 feet to the margin of Couch Drive; thence with the margin of the same, southeasterly 77.4 feet to the point of beginning.

Being part of the property conveyed to Melbat Homes, Inc., by deed from Batson, Melvin & Company, of record in Book 2442, page 213, said Register's Office.

This conveyance is subject to restriction of record in Book 2437, page 59, 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 Joel O. Beasley and wife, Dorothy H. Beasley their heirs and assigns, forever.

And Melbat Homes, Inc., does ~~I do~~ covenant with the said Joel O. Beasley and wife, Dorothy H. Beasley 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.

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 Joel O. Beasley and wife, Dorothy H. Beasley 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 ~~Witness hand this day of~~ its duly authorized officers this 10th day of September, 1955.

ATTEST: MELBAT HOMES, INC.

Carl Batson (signature) — Secretary-Treasurer

M. T. Melvin (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

PG 479