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 John Eldridge Hows and wife, Marion C. Hows, 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 John Eldridge Hows and wife, Marion C. Hows

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 78 on the Map of West Park Addition, as of record in Book 2330, page 30, Register's Office for said County.

Said lot fronts 52 feet on the easterly side of Trice Drive and runs back between parallel lines, 125 feet to a dead line.

Being part of the property conveyed to Melbat Homes, Inc., by deed from Batson, Melvin & Company, of record in Book [illegible]2, page 213, said Register's Office.

This conveyance is subject to restrictions of record in Book [illegible], page [illegible], 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 [illegible] **heirs and assigns, forever.**

Meltat Homes, Inc., [illegible]
And / **do covenant with the said** [illegible] **that** [illegible] **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Meltat Homes, Inc., [illegible]
do further covenant and bind [illegible] **heirs and representatives, to warrant and forever defend the title to the said land to the said** [illegible] **heirs and assigns against the lawful claims of all persons, whomsoever.**

[illegible], Melbat Homes, Inc., [illegible]
Witness xxxxxxxxx **hand** xxx **this** xxxx **day of** xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, **19**
its [illegible] officers this 12th day of September.

Carl Batson   M. T. Melvin

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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