K 2449

WARRANTY DEED Form 1981 **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 Cecil Elmer Dixon and wife, Mary W. Dixon, 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** Cecil Elmer Dixon and wife, Mary W. Dixon

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. 71 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County.

Said lot fronts 52 feet on the east 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 2442, page 213, said Register's Office.

This conveyance is subject to restrictions 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 Cecil Elmer Dixon and wife, Mary W. Dixon

their **heirs and assigns, forever.**

And Melbat Homes, Inc., does **~~do~~ covenant with the said** Cecil Elmer Dixon and wife, Mary W. Dixon

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** Cecil Elmer Dixon and wife, Mary W. Dixon

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 my hand this day of~~ its duly authorized officers this the 9th day of September, 1985.

ATTEST:

Secretary-Treasurer

MELBAT HOMES, INC.

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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