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 James B Buchanan and wife, Marie B. Buchanan, and other good and valuable considerations, receipt of which are hereby acknowledged,

MELBAT HOMES, INC., has

bargained and sold, and by these presents do transfer and convey unto the said James B Buchanan and wife, Marie B Buchanan,

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

Said Lot No. 45 fronts 52 feet on the north side of Couch Drive and runs back 126 feet to a dead line.

Being part of the same property conveyed to Melbat Homes, Inc., by deed from Batson, Melvin & Company, of record in Book 2446, page 213, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2436, 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 James B Buchanan and wife, Marie B Buchanan, their heirs and assigns, forever.

And Melbat Homes, Inc., does do covenant with the said James B Buchanan and wife, Marie B Buchanan 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 further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said James B Buchanan and wife, Marie B Buchanan, 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 12th day of September, 1955.

ATTEST: MELBAT HOMES, INC.

Carl Batson
Secretary-Treasurer

By: W. 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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