K 2481

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 George M. Borden and wife, Charlotte H. Borden, 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** George M. Borden and wife, Charlotte H. Borden

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. 17 on the Map of Surreywood Acres, Section I, as of record in Book 2173, page 109 and 110, Register's Office for said County.

Said Lot No. 17 is described as follows: BEGINNING at a point in the northeasterly margin of Bel Air Drive at the corner of Lots 17 and 18; thence with said Drive, southeasterly 156.2 feet to a monument; thence around a curve in a northeasterly direction 39.5 feet to a monument in the northwest margin of McGavock Pike; thence along said Pike in a northerly direction 181.4 feet to the corner of Lots 17 and 30; thence with the line between said lots and Lot 29, westerly 163.7 feet to the corner of Lots 17 and 18; thence with the line between these lots, 178.8 feet to the point of beginning.

Being part of the property conveyed to Melbat Homes, Inc., by deed from E. C. Vinson et al of record in Book 2337, page 583; said Register's Office.

This conveyance is subject to restrictions of record in Book 2284, page 506, 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 George M. Borden and wife, Charlotte H. Borden

their **heirs and assigns, forever.**

Melbat Homes, Inc., does
And / ~~do~~ **covenant with the said** George M. Borden and wife, Charlotte H. Borden

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 19[illegible] which are pro rated and assumed by the grantee herein.

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** George M. Borden and wife, Charlotte H. Borden

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 ... 19~~
its duly authorized officers this [illegible] day of October, 195[illegible].

ATTEST: MELBAT HOMES, INC.

Carl Baker [signature] M. [illegible] [signature]

Secretary-Treasurer 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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