K 2537

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------Ten and No/100---------- ----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged and for the further considerations that the said Edward Boyd Ellis and Dorothy Elizabeth Murphy do hereby assume and agree to pay the unpaid principal balance owing upon a certain note in the original principal sum of $10,850.00, secured by a Deed of Trust dated April 7, 1951 recorded in Book 1953, page 451, Register's Office for Davidson County, Tennessee, Donelson Home Builders, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Edward Boyd Ellis and Dorothy Elizabeth Murphy heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Donelson Meadows of record in Book 1835, page 35, Register's Office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of Cottage Lane, the common corner of Lots 44 and 45; thence with the line between said lots easterly 178 feet to a point in the westerly line of Lot 68; thence with the westerly line of Lots 68 and 67, southerly 82 feet to the common corner of Lots 45 and 46; thence with the line between said lots westerly 178.2 feet to the easterly margin of Cottage Lane; thence with the margin of said lane northerly 82 feet to the beginning.

Being the same property conveyed to Donelson Home Builders, Inc. by deed from William Ernest Lafayette and wife, Learnita W. Lafayette of record in Book 2488, page 331, said Register's Office.

This conveyance is subject to conditions, restrictions and limitations together with easements recorded in Book 412, page 351, Book 1788, page 509, Book 1847, page 469 and as shown on plat of record in Book 1835, page 35, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward Boyd Ellis and Dorothy Elizabeth Murphy their heirs and assigns, forever.

And Donelson Home Builders, Inc. does ~~its~~ covenant with the said Edward Boyd Ellis and Dorothy Elizabeth Murphy 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 Donelson Home Builders, Inc. does further covenant and bind itself, its successors ~~heirs~~, and representatives, to warrant and forever defend the title to the said land to the said Edward Boyd Ellis and Dorothy Elizabeth Murphy, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness XXXXXXXXXX XXXX XXXXXXXXXXXXX day of XXXXXXXXXXXXXXXXXX~~

In Witness Whereof the said Donelson Home Builders, Inc. has caused its corporate name to be affixed hereto by its duly authorized officers, this 16 day of March, 1956.

ATTEST: Kenneth T. Williamson Secretary

DONELSON HOME BUILDERS, INC.
BY Lowell Wolke President

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