K 2537

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 Felix M. Blunkall, Jr., and wife, Peggy Glenn Blunkall and other good and valuable considerations, receipt of which are hereby acknowledged,

MAYFAIR HOMES, INC. has

bargained and sold, and by these presents do transfer and convey unto the said Felix M. Blunkall, Jr., and wife, Peggy Glenn Blunkall 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. 13 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 13 fronts 94 feet on the south side of Woodberry Drive, and runs back between lines measuring 205.4 feet on the west line and 208.4 feet on the east line, to the rear line which is a broken line measuring 42.9 feet thereon.

Being part of the property conveyed to Mayfair Homes, Inc., by deed from Andrew Ewing, Trustee, of record in Book 2485, page 115, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in book 2297, page 194, 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 Felix M. Blunkall, Jr. and wife, Peggy Glenn Blunkall their heirs and assigns, forever.
And Mayfair Homes, Inc., does / its covenant with the said Felix M. Blunkall, Jr. and wife, Peggy Glenn Blunkall 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 1956 which are pro rated and assumed by grantee herein.
And Mayfair Homes, Inc., does successors and assigns its further covenant and bind itself, its / heirs and representatives, to warrant and forever defend the title to the said land to the said Felix M. Blunkall, Jr., and wife, Peggy Glenn Blunkall their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, Mayfair Homes, Inc., has caused this instrument to be executed by its duly authorized officers this 1st day of May, 1956

MAYFAIR HOMES, INC.

By Albert Jones
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

G 535