K 2538

WARRANTY DEED Form 1001 Furnished by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 DOLLARS

Cash in hand paid by Herbert A. Benson and wife, Selma W. Benson, and other good and valuable considerations, receipt of which are hereby acknowledged,

MAYFAIR HOMES, INC., has

have bargained and sold, and by these presents do transfer and convey unto the said Herbert A. Benson and wife, Selma W. Benson

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot "D" on the Plan of Woodberry Park, Section II, as of record in Book 2330, page 46, said Register's Office, described as follows:

Beginning at a point in the south margin of Woodberry Drive at the corner of Lot "D" and Woodberry Park-Subdivision, as of record in Book 2133, page 118, Said Register's Office, known as Section I; thence S. 27 deg. 04 min. E. 184.1 feet to a concrete monument thence S. 75 deg. 53 min. W. 246.5 feet to a point in the east margin of a 50 foot street or Road; thence northwardly with the margin of the same, 176.6 feet to a point, the beginning of a curve; thence northeastwardly around said curve, 38.6 feet to a point in the south margin of Woodberry Drive; thence eastwardly with the margin of the same, 166 feet to the beginning.

Being part of the same property conveyed to Mayfair Homes, Inc., by deed from A. & C. Homes, Inc., of record in Book 2481, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2297, page 194, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert A. Benson and wife, Selma W. Benson their heirs and assigns, forever.

And MAYFAIR HOMES, INC., does dx covenant with the said Herbert A. Benson and wife, Selma W. Benson 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 the grantee herein.

And MAYFAIR HOMES, INC., does successors and assigns dx further covenant and bind itself, its heirs to warrant and forever defend the title to the said land to the said Herbert A. Benson and wife, Selma W. Benson 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 officer this 14 day of May 1956.

MAYFAIR HOMES, INC.

By: [signature]
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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