K 2539

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 John E. Akin and wife, Josie D. Akin and other good and valuable considerations, receipt of which are hereby acknowledged,

MELVIEW HOMES, INC., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said John E. Akin and wife, Josie D. Akin

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. 78 on the Map of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 78 fronts 115 feet on the north side of Lynn Drive and runs back 253.3 feet on the west line and 200.9 feet on the east line, to a dead line in the rear on which it measures 127.6 feet.

Being part of the property conveyed to Melview Homes, Inc., by deed from Joe Davies et al, of record in Book 2485, page 485; said Register's Office.

This conveyance subject to restrictive covenants of record in book 2435, page 360, 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 John E. Akin and wife, Josie D. Akin their heirs and assigns, forever.

And Melview Homes, Inc. does, ~~do~~ covenant with the said John E. Akin and wife, Josie D. Akin 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 Melview 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 John E. Akin and wife, Josie D. Akin their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Melview Homes, Inc. has caused this instrument to be executed by ~~Witness ... hand ... this ... day of ... 19~~ its duly authorized officers this 15th day of May, 1956

ATTEST MELVIEW HOMES, INC.

Mary S. Melvin (signature) — Secretary-Treasurer

By: M. T. Melvin (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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