K 2541

WARRANTY DEED

For and in consideration of the sum of FOURTEEN THOUSAND THREE HUNDRED AND NO/100 ($14,300.00) DOLLARS

Cash in hand paid by John Allen Melody, Jr., and wife, Jane H. Melody, the receipt of which is hereby acknowledged, we

M. T. Melvin and wife, Mary S. Melvin

have bargained and sold, and by these presents do transfer and convey unto the said John Allen Melody, Jr., and wife, Jane H. Melody

their 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. 38 on the Plan of Grievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 112 feet on the west side of Churchill Drive and runs back 197.8 feet on the north line and 209.3 feet on the south line to a dead line, which is a broken line, measuring 79.4 feet thereon.

Being a part of the same property conveyed to M. T. Melvin by deed from Joe Zeitlin and Martin L. Zeitlin, partners, d/b/a Martin Construction Company of record in Book 2496, page 181, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2491, page 278, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 99 which shows an Owner's certificate and an 80 foot setback line from Churchill Drive, a 10 foot easement along the rear for utilities.

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 Allen Melody, Jr., and wife, Jane H. Melody their heirs and assigns, forever.

And we do covenant with the said John Allen Melody, Jr., and wife, Jane H. Melody that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, M. T. Melvin and wife, Mary S. Melvin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Allen Melody, Jr., and wife, Jane H. Melody their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of May, 1958.

M. T. Melvin

Mary S. Melvin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ed A. Beasley, a Notary Public in and for said County and State, the within named M. T. Melvin and wife, Mary S. Melvin

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 20th day of May, 1958.

Commission expires February 1, 1959

Ed A. Beasley
Notary Public Ed A. Beasley

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