K 2541

WARRANTY DEED — Form 1081 — 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 Curt Templeton, Jr. and wife, Martha L. Templeton 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 Curt Templeton, Jr. and wife, Martha L. Templeton

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. 158 on the Map of Abbay Hall, Sec.II, as of record in Book 2331, page 38, Register's Office for said County.

Said Lot fronts 84 feet on the north side of Coventry Drive and runs back between lines 230 feet on the west line and 251.6 feet on the east line to a dead line in rear, on which it measures 89.6 feet thereon.

Being part of the property conveyed to Melview Homes, Inc., by deed from F. C. Bailey, Trustee as of record in Book 2480, page 336, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2438, page 108, 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 Curt Templeton, Jr. and wife, Martha L. Templeton their heirs and assigns, forever.

And MELVIEW HOMES, INC., does / ~~do~~ covenant with the said Curt Templeton, Jr. and wife, Martha [redacted] Templeton 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 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 Curt Templeton, Jr. and wife, Martha L. Templeton 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 ~~Witness our hands~~ this ~~_____ day of _____, 19____~~ by its duly authorized officers this 4th day of June ,1956.

ATTEST — MELVIEW HOMES, INC.

By: Mary L. Melvin — Secretary-Treasurer

By: W. T. Melvin — 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 603