K 2549

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 Joseph W. Fleming and wife, Gloria B. Fleming and other good and valuable considerations, receipt of which are hereby acknowledged,

FAIRLANE HOMES COMPANY, has

~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Joseph W. Fleming and wife, Gloria B. Fleming

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. 90 on the Plan of Fairlane Park, as of record in Book 2331, page 161, Register's Office for said County, as follows:

Beginning at a point in the east margin of Madeline Drive at the corner of Lots No. 90 and 91; thence with the line between said lots, easterly 163 feet to a corner of Lot No. 89; thence with the line between Lots No. 89 and 90, southerly 99.3 feet to the north margin of Strasser Drive; thence with the margin of the same, westerly 155.6 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the east margin of Madeline Drive; thence with the margin of the same, northerly 71 feet to the point of beginning.

Being part of the property conveyed to Fairlane Homes Company by deed from Newton Printing Co. and wife, of record in Book 2331, page 161, Register's Office.

This conveyance is subject to restrictions of record in Book 2549, page 631, R.O.D., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph W. Fleming and wife, Gloria B. Fleming

their **heirs and assigns, forever.**

And FAIRLANE HOMES COMPANY, by its ~~do~~ **covenant with the said** Joseph W. Fleming and wife, Gloria B. Fleming

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.**

And FAIRLANE HOMES COMPANY, by its officers duly authorized

do further covenant and bind ~~their~~ **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph W. Fleming and wife, Gloria B. Fleming

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, ~~Witness my hand~~ this 28th day of February, 1964

FAIRLANE HOMES COMPANY

By: [signature] President

By: [signature] Secretary

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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