K 2591

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand One Hundred and No/100 - (11,100.00) - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Marvin Coy Pratt and wife, Capitola S. Pratt, the receipt of which is hereby acknowledged,

Homes, Inc., A Tennessee Corporation having its principal Office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said** Marvin Coy Pratt and wife Capitola S. Pratt

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. 125 on the Map of Beverly Heights, Section I, as of record in Book 2331, page 2-, Register's Office for Davidson County, Tennessee.
Said Lot No. 125 fronts 122 feet on the easterly side of Hopedale Drive, and extends back 198.9 feet on the northerly line and 150.6 feet on the southerly line, to a dead line in the rear on which it measures 131.6 feet.
Being part of the same property conveyed to Homes, Inc. by deed from Lowell Walker and wife, Dorothy W. Walker of record in Book 2436, page 402, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2401, page 391, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 2-, MCDC, Tennessee, shows a owners' certificate, a 30 foot set back line from Hopedale Drive, 10 foot easement along the rear of lot for public utilities and a 2.5'x25' anchor easement at the southwest corner of the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin Coy Pratt and wife, Capitola S. Pratt

their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Marvin Coy Pratt and Wife, Capitola S. Pratt

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 Homes, Inc.

~~do~~/es **further covenant and bind** itself, its successors **heirs and representatives, to warrant and forever defend the title to the said land to the said** Marvin Coy Pratt and wife, Capitola S. Pratt

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

Witness WHEREOF, HOMES, INC., A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 15th day of August 19-.

ATTEST:

Dorothy W. Walker — Secretary

Lowell Walker — 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 office, this _____ day of _____, 19

Commission expires _____ Notary Public

HOUSE & HOUSE CO., NASHVILLE

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