K 2603

75 c.w

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 William D. Pearce, Jr., and wife, Betty H. Pearce, and other good and valuable considerations, receipt of which is hereby acknowledged,

M. T. MELVIN AND WIFE, MARY S. MELVIN

have bargained and sold, and by these presents do transfer and convey unto the said Willaim D. Pearce, Jr., and wife, Betty H. Pearce 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. 75 on the Plan of a Re-subdivision of part of Crievewood, as of record in Book 2330, page 90, Register's Office for said County, and being described as follows:
BEGINNING at a point in the southerly margin of Barrywood Drive at the corner of lots Nos. 75 and 76; thence with the line between said lots, southerly 447.5 feet to a point; thence westerly 112.7 feet to the east margin of a 20 foot accessway; thence along the east margin of said accessway, northerly 467.95 feet to the south margin of Barrywood Drive; thence with the margin of the same, easterly around a slight curve, 75.4 feet to the point of beginning.

Being part of the property conveyed to M. T. Melvin and wife, Mary S. Melvin, by deed from Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company, dated March 12, 1956, filed March 13, 1956, of record in Book 2496, page 181, and being part of the property conveyed to Murray T. Melvin by deed from Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company, dated August 17, 1956, filed August 31, 1956, of record in Book 2592, page 443, said Register's Office. M. T. Melvin and Murray T. Melvin, being one and the same person.

This conveyance subject to restrictive covenants contained in an instrument executed by Martin Construction Company, dated February 2, 1956, filed February 6, 1956, and recorded in Book 2491, page 278, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William D. Pearce, Jr., and wife, Betty H. Pearce their heirs and assigns, forever.

And we do covenant with the said William D. Pearce Jr., and wife, Betty H. Pearce 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., except taxes for 1956 which are prorated and assumed by the grantee herein.
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 William D. Pearce, Jr., and wife, Betty H. Pearce their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of December, 19 56.

Mary S. Melvin M T Melvin

STATE OF TENNESSEE
Davidson County

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

the bargainor s, 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 Nashville, Tennessee, this 6th day of December 19 56

Commission expires April 30, 1960

Jeannette C. Mitchell
Notary Public