BK 2644

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 HARVEY THOMAS HOWELL and wife, MABLE S. HOWELL, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELPAR HOMES, INC.

has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Harvey Thomas Howell and wife, Mable S. Howell

their ~~heirs~~ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 243 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 243 fronts 67 feet on the westerly side of Crosby Lane and runs back between lines 188 feet to a dead line in the rear measuring 66.8 feet thereon.

Being part of the property conveyed to Melpar Homes, Inc., by deed from Crosby Land Company, of record in Book 2600, page 267, said Register's Office.

This conveyance is subject to plan and easements of record in Book 2331, pages 145 and 146, and subject to restrictions of record in Book 2598, page 491, all in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harvey Thomas Howell and wife, Mable S. Howell their **heirs and assigns, forever.**

And Melpar Homes, Inc., does ~~is~~ **covenant with the said** Harvey Thomas Howell and wife, Mable S. Howell that ~~has~~ 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 1957 which are prorated and assumed by the grantees herein.

And Melpar Homes, Inc. does **do 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** Harvey Thomas Howell and wife, Mable S. Howell ~~his~~ their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Melpar Homes, Inc., has caused this instrument to be executed ~~Witness hand this day of 19~~ by its duly authorized officers, this 16th day of April, 1957.

MELPAR HOMES, INC.

Attest: J. N. Fitzgerald ~~Secretary~~-Treasurer By: M. T. Melton 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 purpose therein contained. Witness my hand and official seal at** _____, **Tennessee, this** ___ **day of** _____, **19**

Commission expires _____

_____ **Notary Public**

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