BK 2644

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

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Cash in hand paid by Raymond E. Sanford and wife, Lucy B. Sanford, and other good and valuable considerations, receipt of which are hereby acknowledged;

MELVIEW HOMES, INC., has

es

have bargained and sold, and by these presents do/transfer and convey unto the said Raymond E. Sanford and wife, Lucy B. Sanford,

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. 164 on the Plan of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 164 fronts 105 feet on the south side of Coventry Drive and runs back between lines, 293.5 feet on the west line and 292 feet on the east line to a dead line in the rear on which it measures 105 feet.

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

This conveyance subject to plan and easements of record in Book 2331, page 38 and 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 Raymond E. Sanford and wife, Lucy B. Sanford their heirs and assigns, forever.

And Melview Homes, Inc., does / do covenant with the said Raymond E. Sanford and wife, Lucy B. Sanford that it is / has 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 pro rated and assumed by the grantee herein.

And Melview Homes, Inc., does successors and assigns do further covenant and bind itself, its/ heirs and representatives, to warrant and forever defend the title to the said land to the said Raymond E. Sanford and wife, Lucy B. Sanford 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 by its duly authorized officers this 15th day of April, 1957.

ATTEST: MELVIEW HOMES, INC

Mary S. McGinn
Secretary-Treasurer

By: W. J. Wilson
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

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