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 James M. Garrett and wife, Myrna J. Garrett, and other good and valuable considerations, receipt of which are hereby acknowledged;

A. & C. HOMES, Inc., has

es

have bargained and sold, and by these presents do/transfer and convey unto the said James M. Garrett and wife, Myrna J. Garrett

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. 59 on the Plan of Patricia Heights, Section I, as of record in Book 2331, page 131, Register's Office for said County.

Said Lot No. 59 fronts 139.8 feet on the easterly side of Radford Drive and runs back between lines measuring 147.7 feet on the north line and 175 feet on the southerly line, to the rear line measuring 167.9 feet thereon.

Being part of the property conveyed to A & C Homes, Inc., by deed from Albert G. Morris and wife, of record in Book 2498, page 541, and by deed from Glencliff Homes, Inc., of record in Book 2600, page 117, Register's Office for Davidson County, Tennessee.

Tax Exempt

This conveyance subject to restrictive covenants of record in Book 2542, page 519 and plan and easements of record in Book 2331, page 131, 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 James M. Garrett and wife, Myrna J. Garrett their heirs and assigns, forever.

And A & C Homes, Inc., does/ covenant with the said James M Garrett and wife, Myrna J Garrett has 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., except taxes for 1957 which are pro rated and assumed by the grantee herein.

And A & C 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 James M Garrett and wife, Myrna J. Garrett their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, A & C Homes, Inc., has caused this instrument to be executed by Witness xxxxxxxx hand xxx this xxx day of xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx 19xx. its duly authorized officer this 17th day of April, 1957.

A & C HOMES, INC

By: Albert Morris

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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