K 2647

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 WILLIE JOY PERKINS and wife, PEGGY N. PERKINS, and other good and valuable considerations, receipt of which is hereby acknowledged,

FAIRLANE HOMES COMPANY

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Willie Joy Perkins and wife, Peggy N. Perkins

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. 274 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Yorktown Road at the corner of Lots 274 and 275; thence with the line between said lots easterly 143.1 feet to a corner of Lot 272; thence with the line between Lots 272 and 274, southerly 119.6 feet to the north margin of Fairlane Drive; thence with the margin of the same westerly 114.7 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to the easterly margin of Yorktown Road; thence with the margin of the same northerly 89 feet to the point of beginning.

Being part of the property conveyed to Fairlane Homes Company, by deed from Crosby Land Company, of record in Book 2600, page 263, said Register's Office.

This conveyance is subject to plan and easements of record in Book 2331, pages 145 and 146, and restrictions of record in Book 2598, page 491, 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 Willie Joy Perkins and wife, Peggy N. Perkins their heirs and assigns, forever.

And Fairlane Homes Company does ~~its~~ covenant with the said Willie Joy Perkins and wife, Peggy N. Perkins that it is lawfully seized and possessed of said land in fee simple; ~~has~~ 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 Fairlane Homes Company does ~~its~~ successors and assigns further covenant and bind itself, its / ~~successors and representatives~~, to warrant and forever defend the title to the said land to the said Willie Joy Perkins and wife, Peggy N. Perkins their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Fairlane Homes Company has caused this instrument to be ~~Witness hand this day of~~ executed by its duly authorized officers, this 13th day of May, 1957.

FAIRLANE HOMES COMPANY

Attest: Eugene Parish
Secretary-Treasurer

By: W. J. Nelson
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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