BK 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 Rupert William Jenkins and wife, Sarah M. Jenkins, and other good and valuable considerations, receipt of which are hereby acknowledged;

A & C HOMES, INC., has

~~have~~ es **bargained and sold, and by these presents do/transfer and convey unto the said** Rupert William Jenkins and wife, Sarah M. Jenkins, 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. 51 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County.

Said Lot No. 51 fronts 157.4 feet on the westerly side of Radford Drive and runs back between lines measuring 304.5 feet on the northerly line and 305 feet on the southerly line to a dead line in the rear measuring 158.4 feet thereon.

Being part of the same 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, said Register's Office.

This conveyance subject to plan and easements of record in Book 2331, pages 130 and 131 and restrictive covenants of record in Book 2542, page 519, 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 Rupert William Jenkins and wife, Sarah M. Jenkins their **heirs and assigns, forever.**

And A & C Homes, Inc., does / ~~do~~ **covenant with the said** Rupert William Jenkins and wife, Sarah M. Jenkins **that** ~~has~~ 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 1957 which are pro rated and assumed by the grantee herein.

And A & C Homes, Inc., does **further covenant and bind** ~~themselves~~ itself, its/ ~~their~~ successors and ~~assigns~~ **heirs and representatives, to warrant and forever defend the title to the said land to the said** Rupert William Jenkins and wife, Sarah M. Jenkins 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 its duly authorized officer this 6th day of May, 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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