K 2652

TENNESSEE TITLE COMPANY

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 Jessie L. Brackeen and wife, Alma H. Brackeen, and other good and valuable considerations, receipt of which are hereby acknowledged;

MELPAR HOMES, INC., has

~~have~~es bargained and sold, and by these presents do transfer and convey unto the said Jessie L. Brackeen and wife, Alma H. Brackeen 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. 272 on the Map of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 272 fronts 91 feet on the north side of Fairlane Drive and runs back 186.3 feet on the east line and 201.4 feet on the west line, which is a broken line, to a dead line in the rear on which it measures 52.7 feet thereon.

Being part of the property conveyed to Melpar Homes, Inc., by deed from Crosby Land Company, of record in Book 2638, page 493, said Register's Office.

This conveyance subject to plan and easements of record in Book 2331, pages 145 and 146 and restrictive covenants of record in Book 2598, page 491, 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 Jessie L. Brackeen and wife, Alma H. Brackeen their heirs and assigns, forever.

And Melpar Homes, Inc., does ~~do~~ covenant with the said Jessie L. Brackeen and wife, Alma H. Brackeen that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has 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 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 Jessie L Brackeen and wife, Alma H. Brackeen, 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 by ~~Witness our hands~~ its duly authorized officers this 1st day of July, 1957.

ATTEST: Eugene Bourgin MELPAR HOMES, INC

Vice President By: 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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