BK 2689

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 Maurice Vinson Miller and wife, Rita M. Miller and other good and valuable considerations, receipt of which are hereby acknowledged;

MELPAR HOMES, INC., has

~~have~~ bargained and sold, and by these presents do es transfer and convey unto the said Maurice Vinson Miller and wife, Rita M. Miller

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

BEGINNING at a point in the northerly margin of Fairlane Drive, at the corner of Lots 265 and 266; thence with the line between said lots, northeasterly 164.6 feet to a corner of a tract marked "Tract E Reserved"; thence along the line of said reserved tract southeasterly 217.4 feet to the northwesterly margin of Packard Drive; thence with the margin of same, southwesterly 93.1 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of Fairlane Drive; thence with the margin of the same northwesterly around a slight curve, 140 feet to the point of beginning.

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, 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 Maurice Vinson Miller and wife, Rita M. Miller

their heirs and assigns, forever.

And Melpar Homes, Inc., does ~~do~~ covenant with the said Maurice Vinson Miller and wife, Rita M. Miller

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 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 Maurice Vinson Miller and wife, Rita M. Miller,

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 xxxxxxxxxxxxxxx~~ its duly authorized officers this 10th day of July, 1957.

ATTEST: MELPAR HOMES, INC.

Vice President Eugene Bargh By: [signature] 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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