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 HARRY S. BARNER, JR. and wife, MARIE H. BARNER, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELPAR HOMES, INC.

has / does bargained and sold, and by these presents transfer and convey unto the said Harry S. Barner, Jr. and wife, Marie H. Barner, 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. 343 on the Plan 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 southerly margin of Melpar Drive at the common corners of Lots 342 and 343; thence with the line between said lots southwardly 110 feet to a corner of Lot No. 317 on said plan; thence with the line between Lots 317 and 343, eastwardly 138.8 feet to a point in the westerly margin of Madeline Drive; thence with the margin of the same northwardly 80.2 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 38.7 feet to a point in the southerly margin of Melpar Drive; thence with the margin of the same westwardly 112 feet to the beginning.

Being part of the property conveyed to Melpar Homes, Inc., by deed from Crosby Land Company, of record in Book 2644, page 123, 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 Harry S. Barner, Jr. & wife, Marie H. Barner, their heirs and assigns, forever.

And Melpar Homes, Inc., does / covenant with the said Harry S. Barner, Jr. & wife, Marie H. Barner, 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 Melpar Homes, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Harry S. Barner, Jr. & wife, Marie H. Barner, 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 its duly authorized officers, this 5th day of July, 1957.

MELPAR HOMES, INC.

Attest: Eugene Pugh, Vice President By: M. F. Melpar, 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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