BK 2690

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ..... DOLLARS

- - - - - - TEN AND NO/100 -

Cash in hand paid by Charles H. Nelson and wife, Jean M. Nelson, 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 transfer and convey unto the said Charles H. Nelson and wife, Jean M. Nelson

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

Said Lot No. 268 fronts 64 feet on the northerly side of Fairlane Drive and runs back 166.6 feet on the easterly line and 166 feet on the westerly line to a dead line in the rear on which it measures 86 feet.

Being part of the property conveyed to Melpar Homes, Inc., by deed from Crosby Land Company, of record in Book 2600, page 267, 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 Charles H. Nelson and wife, Jean M. Nelson

their heirs and assigns, forever.

And Melpar Homes, Inc., does covenant with the said Charles H. Nelson and wife, Jean M. Nelson that it is has 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 successors and assigns do further covenant and bind itself, its/ ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Charles H. Nelson and wife, Jean M. Nelson

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 16th day of July, 1957.

ATTEST: MELPAR HOMES, INC

Eugene Baugh By: [signature]
Vice President President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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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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