K 2695

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 JAMES C. KELLEY and wife, JOHNNIE S. KELLEY, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELPAR HOMES, INC.

has / ~~have~~ does / ~~do~~ bargained and sold, and by these presents transfer and convey unto the said James C. Kelley and wife, Johnnie S. Kelley,

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. 278 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. 278 fronts 104 feet on the southerly side of Melpar Drive and runs back between lines, 178 feet on the easterly line and 200.1 feet along the westerly line which is a broken line, to a dead line in the rear measuring 39.3 feet thereon.

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 James C. Kelley and wife, Johnnie S. Kelley, their heirs and assigns, forever.

And / Melpar Homes, Inc., does / ~~do~~ covenant with the said James C. Kelley and wife, Johnnie S. Kelley, 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 prorated and assumed by the grantees herein.

And Melpar Homes, Inc., does 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 James C. Kelley and wife, Johnnie S. Kelley, 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 23rd day of August, 1957.

~~Witness my hand this day of 19~~

MELPAR HOMES, INC.

Attest: Eugene Bargh, Vice President By: W. T. Mee, 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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