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 H. GILL and wife, PEGGY C. GILL, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELPAR HOMES, INC.

has / ~~have~~ bargained and sold, and by these presents does / ~~do~~ transfer and convey unto the said James H. Gill and wife, Peggy C. Gill 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. 348 on the Map of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Raywood Lane at the corner of Lots 348 and 349; thence with the margin of said lane southerly 176 feet to a concrete monument at the beginning of a curve; thence around said curve in a westerly direction 39.3 feet to a monument in the north margin of Fairlane Drive; thence westerly with said Drive, 143.2 feet to a point; thence northerly 191.5 feet to a corner of Lot 348 and Lot 349; thence easterly with the line between said lots, 196.6 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 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 H. Gill and wife, Peggy C. Gill, their heirs and assigns, forever.

And Melpar Homes, Inc., does / ~~do~~ covenant with the said James H. Gill and wife, Peggy C. Gill, 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 / ~~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 James H. Gill and wife, Peggy C. Gill 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 ~~Witness hand this day of~~ by its duly authorized officers, this 26th day of August, 1957.

MELPAR HOMES, INC.

Attest: Virginia Bayless — Vice President

By: W. T. Wilson — 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

TENNESSEE TITLE COMPANY

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