BK 2696

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 CARROLL L. MAXWELL and wife, THELMA T. MAXWELL, and other good and valuable considerations, receipt of which is hereby acknowledged,

MELPAR HOMES, INC.

has / ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Carroll L. Maxwell and wife, Thelma T. Maxwell,

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. 283 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. 283 fronts 65.1 feet on the south side of Melpar Drive and runs back 165.4 feet on the east line, and 163.5 feet on the west line, to a dead line in the rear on which it measures 74 feet.

Being part of the property conveyed to Melpar Homes, Inc., by deed from Crosby Land Company, as 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 Carroll L. Maxwell and wife, Thelma T. Maxwell, their heirs and assigns, forever.

And Melpar Homes, Inc., does / ~~do~~ covenant with the said Carroll L. Maxwell and wife, Thelma T. Maxwell, 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 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 Carroll L. Maxwell and wife, Thelma T. Maxwell, 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 my hand this day of~~ by its duly authorized officers, this 9th day of September, 1957.

MELPAR HOMES, INC.

Attest: Eugene Vaughn Vice President By: M. T. Maxwell 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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