BK 2703

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Dorset Melton and wife, Regina Ann Melton, assume and agree to pay the balance of a note dated March 14, 1955, in the original principal sum of $7,250.00, payable in monthly installments of $40.31 each, including principal and interest at the rate of 4½% per annum, and secured by a deed of trust to Herschel Greer, Trustee, of record in Book 2382, page 531, Register's Office for Davidson County, Tennessee,

we, Robert P. Ridings and wife, Elinor A. Ridings, have bargained and sold, and by these presents do transfer and convey unto the said Dorset Melton and wife, Regina Ann Melton, 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. 41 on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said Lot No. 41 begins at a point in the southerly margin of Oriel Avenue, the common front corner of Lots Nos. 40 and 41; thence easterly 78 feet along the margin of said Avenue to a point, the beginning of a curve; thence 30 feet around said curve, having a radius of 20 feet to a point in the westerly margin of an unnamed street; thence southerly 86.1 feet along said unnamed street to a point; thence 158.3 feet south 34 deg. 12' west to a point, the common rear corner of Lots Nos. 40 and 41; thence northerly 190.8 feet to the point of beginning.

Being the same property conveyed to Robert P. Ridings and wife, Elinor A. Ridings, by deed from Melva E. Teague and wife, Annie M. Teague, of record in Book 2346, page 263, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorset Melton and wife, Regina Ann Melton, their heirs and assigns, forever.

And we do covenant with the said Dorset Melton and wife, Regina Ann Melton, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out above and 1957 taxes which are prorated and assumed by grantees.

And we, Robert P. Ridings and wife, Elinor A. Ridings, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dorset Melton and wife, Regina Ann Melton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 13 day of November, 1957

Robert P. Ridings

Elinor A. Ridings

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