K 2735

Book 273 Page 1

For and in consideration of the sum of $ 10.00

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

cash in hand paid by FRED A. FRAKER and wife, DOROTHY M. FRAKER, and other good and valuable considerations, receipt of which is hereby acknowledged,

M. T. MELVIN and wife, MARY S. MELVIN

have bargained and sold, and by these presents do transfer and convey unto the said

Fred A. Fraker and wife, Dorothy M. Fraker,

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. 86 on the Plan of Section Three, Locustwood, of record in Book 2663, page 29, Register's Office for said County.

Said Lot No. 86 fronts 92 feet on the westerly side of Melpar Drive and runs back between lines, 204.9 feet on the northerly line and 172.6 feet on the southerly line to a dead line in the rear on which it measures 65 feet.

Being part of the property conveyed to M. T. Melvin, by deed from Mary Gordon Horn and husband, of record in Book 2703, page 299, 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 Fred A. Fraker and wife, Dorothy M. Fraker, their heirs and assigns, forever.

And we do covenant with the said Fred A. Fraker and wife, Dorothy M. Fraker, 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 taxes for 1958 which are prorated and assumed by the grantees herein.

And we, M. T. Melvin and wife, Mary S. Melvin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred A. Fraker and wife, Dorothy M. Fraker, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of January, 19 58.

Mary S. Melvin

M T Melvin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named M.T. Melvin and wife, Mary S. Melvin, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 19 58.

Commission expires: Oct 29 1962

Jessie B. Overton
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From 67461

M. T. MELVIN, ET UX

To

FRED A. FRAKER, ET UX

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JAN A.D. 1958 at 2:19 o'clock P.M.
Noted in Book 89 Page 517
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

10,550.00

G 515