BK 2901

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand Four Hundred and No/100 - ($8,400.00) - - - - - - - - - - - - DOLLARS Cash in hand paid by Donald W. Dixon and wife, Virginia Fay Ash Dixon, the receipt of which is hereby acknowledged,

Valley View Homes, Inc., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee has ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said Donald W. Dixon and wife, Virginia Fay Ash Dixon their ~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Valley View Subdivision, Section No. 3, as of record in Book 2330, page 148, Register's Office for said County.

Said Lot No. 91 fronts 50 feet on the easterly side of Sentinel Drive and extends back between parallel lines 187.6 feet to a dead line.

Being part of the real property conveyed to Valley View Homes, Inc. by deed from Karen Marie West, dated September 13, 1957, filed September 16, 1957, and recorded in Book 2697, page 123, as corrected by deed dated September 13, 1957, filed October 15, 1957, and recorded in Book 2700, page 549, and by deed from Jean Irving Washburn, et al, dated August 9, 1957, filed August 22, 1957, and recorded in Book 2694, page 435, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald W. Dixon and wife, Virginia Fay Ash Dixon their ~~his~~ heirs and assigns, forever.

And it does ~~he~~ covenant with the said Donald W. Dixon and wife, Virginia Fay Ash Dixon that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And Valley View Homes, Inc. ~~he~~ do/further covenant and bind itself, its/~~his~~ successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Donald W. Dixon and wife, Virginia Fay Ash Dixon, their ~~his~~ heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof: Valley View Homes, Inc., a corporation aforesaid, has caused ~~I have hereunto set my hand~~ this instrument to be executed by its duly authorized officers this 16th day of April, 1959.

VALLEY VIEW HOMES, INC.

By William M. Wessely
William M. Wessely, Vice Pres.

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