K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand Seven Hundred and No/100 ----------
----------($12,700.00) ----------**DOLLARS**

Cash in hand paid by George A. Bouldin and wife, Mary M. Bouldin, the receipt of which is hereby acknowledged,

MALVIN 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**
George A. Bouldin and wife, Mary M. Bouldin

their **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. 175 on the Revised Plan of Hermitage Hills, Section II, as of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 175 fronts 80.0 feet on the southwesterly margin of Jacksonian Drive, running back between lines 211.2 feet on the southeasterly side and 228.0 feet on the northwesterly side to a dead line, measuring 82.3 feet thereon.

Being the same property conveyed to Malvin Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3100, page 515, Register's Office for Davidson County, Tennessee.

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 George A. Bouldin and wife, Mary M. Bouldin
their **heirs and assigns, forever.**

And it does ~~they~~ **covenant with the said** George A. Bouldin and wife, Mary M. Bouldin
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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Malvin Homes, Inc.
do/~~does~~ further covenant and bind itself, its ~~their~~ successors **and representatives, to warrant and forever defend the title to the said land to the said** George A. Bouldin and wife, Mary M. Bouldin
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF MALVIN HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 13th day of April, 1961.

Attest:

Malvin Johnson
Malvin Johnson, Secretary-Treasurer

MALVIN HOMES, INC.,

By: A. H. Johnson
A. H. Johnson, President

G 155