K 3310

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 assumption of the unpaid balance of the mortgage executed by Frances P. Melden, (unmarried) to E. A. Goodloe, Trustee, of record in Book 3114, page 477, Register's Office for Davidson County, Tennessee Which mortgage the purchaser hereby assumes and agrees to pay I, Frances P. Melden unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Grainger Williams 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. 1 of Block "E" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, described as follows:

BEGINNING on the easterly margin of Auburn Lane at the common corner of Lots Nos. 1 and 22; thence with the line between said Lots Nos. 1 and 22, eastwardly 142.7 feet to the common corner of Lots Nos. 1, 2, and 22; thence with the line between Lots Nos. 1 and 2, northwardly 151 feet to the southwesterly margin of Woodmont Lane northwestwardly 21.5 feet; thence continuing in the same direction 104.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction 34 feet; thence continuing in the same direction 24.7 feet to the easterly margin of Auburn Lane; thence with the easterly margin of said Lane, southwardly 100.7 feet to the point of beginning.

Being the same property conveyed to Frances P. Melden, by deed from Holmes B. Squires and wife, Sarah G. Squires, of record in Book 3105, page 313, 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 Grainger Williams his heirs and assigns, forever.

And I do covenant with the said Grainger Williams that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1961, taxes, which have been prorated and are hereby assumed by the purchaser.

And I, Frances P. Melden do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grainger Williams his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of November, 19 61

/ Frances P. Melden

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