K 3429

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fourteen Thousand Four Hundred and No/100 ---------- ----------($14,400.00) ---------- DOLLARS Cash in hand paid by Ralph P. Jones and wife, Ella Jones, 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 bargained and sold, and by these presents do/es transfer and convey unto the said Ralph P. Jones and wife, Ella Jones

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. 536 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 536 fronts 75.0 feet on the westerly margin of Plantation Drive and runs back between lines, measuring 151.30 feet on the northerly line and 153.45 feet on the southerly line, to a dead line in the rear on which it measures 89.75 feet.

Being the same property conveyed to Malvin Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3370, page 151, 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 Ralph P. Jones and wife, Ella Jones their heirs and assigns, forever.

And it does covenant with the said Ralph P. Jones and wife, Ella Jones 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 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And Malvin Homes, Inc. do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Ralph P. Jones and wife, Ella Jones 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 15th day of August, 1962.

Attest: MALVIN HOMES, INC.,

Malvin Johnson, Secty-Treasurer By: A. H. Johnson, President

G 243