K 3429

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $15,000.00 ----------

Fifteen Thousand and No/100 ---------- DOLLARS

Cash in hand paid by Bobby A. Esell and wife, Dorothy P. Esell, 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/transfer and convey unto the said Bobby A. Esell and wife, Dorothy P. Esell

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. 385 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 385 fronts 85 feet on the northerly margin of Bonnahill Drive and runs back between lines measuring 145 feet on the westerly side and 143.6 feet on the easterly side to a deadline in the rear on which it measures 81.55 feet.

Being a part of the same property conveyed to Malvin Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3376, page 575, 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 Bobby A. Esell and wife, Dorothy P. Esell their heirs and assigns, forever.

And it does covenant with the said Bobby A. Esell and wife, Dorothy P. Esell 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. does/further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Bobby A. Esell and wife, Dorothy P. Esell 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 17th day of August, 1962.

MALVIN HOMES, INC.

Attest: Malvin Johnson

Malvin Johnson, Secretary-Treasurer

By: A. M. Johnson

A. M. Johnson, President

G 581