BK 3537

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fifteen Thousand Three Hundred Fifty and No/100 -- ----------($15,350.00) ----------**DOLLARS**

Cash in hand paid by Henry H. Holliday and wife, Velma B. Holliday, 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** Henry H. Holliday and wife, Velma B. Holliday

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. 637 on the plan of Hermitage Hills, Section VII, as of record in Book 3300, pages 62 and 63, Register's Office for said County.

Beginning with a point in the northeasterly margin of Jacksonian Drive at the common corner of Lots 636 and 637; thence with the line between said two lots, 136.88 feet in a northeasterly direction to a point at the common corner of Lots 636, 637 and 638; thence with the line between Lots 637 and 638, 152.15 feet in a northwesterly direction to a point in the southeasterly margin of Bonnafair Drive; thence along said margin 38.98 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 37.91 feet in a southeasterly direction to a point in the northeasterly margin of Jacksonian Drive; thence along said margin 104.4 feet in a southeasterly direction to the point of beginning.

This tract is improved and known as 7000 Bonnafair Drive, Hermitage, Tennessee.

Being a part of the same property conveyed to Malvin Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3498, page 614, 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 Henry H. Holliday and wife, Velma B. Holliday their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Henry H. Holliday and wife, Velma B. Holliday **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 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And Malvin Homes, Inc. **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Henry H. Holliday and wife, Velma B. Holliday 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 6th day of May 1963

MALVIN HOMES, INC.,

Attest:

Malvin Johnson, Secretary-Treasurer

By: A. H. Johnson, President

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