BOOK 5054 PAGE 815

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Jackson Melvin (NAME)	SAME (NAME)	MAP 41
1402 Riverside Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 8
Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	100-33730

For and in Consideration of ~~DOLLARS~~ love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, ~~DOLLARS~~ and to dissolve an estate by the entireties in the Grantors herein and to create a fee simple title in the Grantee herein, we

James C.R. Melvin and Margaret Jackson Melvin

have bargained and sold, and by these presents do transfer and convey unto the said Margaret Jackson Melvin

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

In the tenth, formerly the twenty-second, Civil District, and being a part of the southerly 25 acres of Tract No. 5, as shown on the Map of the Division of the heirs of Mary Kyle Dale, et al, as of record in Book 547, page 67, Register's Office for said County, said part of Lot No. 5 being a part of tract No. 2, as shown on the Map of the K.J. Morris Lands, as of record in Book 57, page 49, said Register's Office, and described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Tract No. 1: Beginning at a spike in the center of the Old Hickory Boulevard, said spike being South 68 degrees, 10 minutes East 771.5 feet, more or less, from the original West boundary line of said Tract No. 5, and said Tract No. 2 above referred to; thence leaving said Boulevard North 1 degree, 40 minutes East 401 feet to a point 719 feet East of the Northwest corner of said 25-acre tract; thence with the original North line of said 25-acre Tract South 86 degrees .05 minutes East 201 feet to a point 58 feet Westof the West boundary line on an 80-acre tract conveyed to Dillard Y. Dale, et al, of record in Book 424, page 588, said Register's Office; thence South1 degree, 40 minutes West 468 feet to a spike in the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard North 68 degrees, 10 minutes West 206 feet, more or less, to the point of beginning, containing two acres, more or less.

Being the same property conveyed to James C. R. Melvin and Margaret Jackson Melvin by Installment Deed of August 18, 1939 from Jessie B. Jackson, and husband J.B. Jackson, of record at 10:23 A.M 8/26/39, Book1116, page 305, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ _____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19 _____

My commission expires: _____ (Affix Seal) _____ Notary Public

This conveyance is subject to such of the following restrictive covenants as may be still in effect:

Book 1090, page 700
Book 1133, page 46
Book 1116, page 305

All of record in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margaret Jackson Melvin ..... her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Margaret Jackson Melvin ..... *that* we are ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And James C. R. Melvin and Margaret Jackson Melvin ..... *do further covenant and bind* themselves and their ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Margaret Jackson Melvin ..... her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* *this* 16th *day of* August, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. R. Melvin

Margaret Jackson Melvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth Y. Seee, a Notary Public in and for said County and State, the within named James C. R. Melvin and Margaret Jackson Melvin

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 th day of October, 19 76.

Elizabeth Y. Seee, Notary Public.

Commission Expires November 17, 1979

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as .....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

JAMES C. R. MELVIN, and

MARGARET JACKSON MELVIN

TO

MARGARET JACKSON MELVIN

AUG-6-76

MISC

D6 2136

AUG 6 2 57 PM '76

INSTRUMENT REFERENCE

Prepared by:
Cyril V. Fraser, Jr.
Attorney at Law
Plaza Professional Building
Madison, Tennessee 37115

8.00

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

8.00

BOOK 5054 PAGE 818