WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -

- - - - - - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Leslie E. Taylor and wife, Willa Dean W. Taylor, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Monarch Homes, Inc., a Tennessee corporation, has

bargained and sold, and by these presents does transfer and convey unto the said Leslie E. Taylor and wife, Willa Dean W. Taylor,

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

Being Lot No. 91 on the Map of Woodycrest, Section One, as of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 91 fronts 65 feet on the west side of Whitney Avenue and runs back between lines, 367.1 feet on the north line and 313.9 feet on the south line to a dead line in the rear on which it measures 84.4 feet.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Crestwood Realty, Inc., of record in Book 1905, page 622, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1787, page 33, and in Book 1907, page 2, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leslie E. Taylor and wife, Willa Dean W. Taylor, their heirs and assigns, forever.

And Monarch Homes, Inc., does covenant with the said Leslie E. Taylor and wife, Willa Dean W. Taylor, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And Monarch 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 Leslie E. Taylor and wife, Willa Dean W. Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Monarch Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of April, 1951.

ATTEST: MONARCH HOMES, INC.

By: [signature] Secretary By: [signature] President

STATE OF TENNESSEE
Davidson County

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 ______________, Tennessee, this ______ day of ______________, 19___.

Commission expires ______________ Notary Public