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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) - TEN & no/100 - DOLLARS

cash in hand paid by Houston Carr and wife, Peggy D. Carr and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MONARCH HOMES, INC. a Tennessee Corporation , organized and existing under the laws of the State of Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Houston Carr and wife, Peggy D. Carr, 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. 89 on the Map of Woodycrest, Section One, as of record in Book 1835 page 25, Register's Office for said County.

Said Lot No. 89 fronts 80 feet on the west side of Whitney Avenue and runs back between lines 260.7 feet on the north line and 150 feet on the south line to a dead line in the rear, on which it measures 130.4 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 any and all restrictive covenants and easements 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 Houston Carr and wife, Peggy D. Carr, their heirs and assigns, forever.

And Monarch Homes, Inc. does covenant with the said Houston Carr and wife, Peggy D. Carr 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 taxes for 1951 which have been prorated and assumed by the grantees herein.

And Monarch Homes, Inc. does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to the said land to the said Houston Carr and wife, Peggy D. Carr 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 it's duly authorized officers on this the 15th day of June, 1951.

MONARCH HOMES, INC.

Attest: J.E.Richmond, Sec. By J.W.Richmond, Pres.

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 _____, 194__.

Commission expires _____

_____ Notary Public

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