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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00) - - - - - - - - - - - - - - - - - - - - - - - -

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cash in hand paid by Fred Kasnuck and wife, Nell P. Kasnuck, 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 ~~have~~ es bargained and sold, and by these presents do transfer and convey unto the said Fred Kasnuck and wife, Nell P. Kasnuck, 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. 126 on the Map of Section Two, Woodycrest, as of record in Book 1835 page 56, Register's Office for said County. Said Lot No. 126 fronts 115 feet on the northwesterly side of Woodycrest Avenue and runs back between lines 244.8 feet on the northeasterly line and 267.5 feet on the southwesterly line, to a dead line, measuring 40 feet thereon.

Being part of the property conveyed to Monarch Homes, Inc., by deed from Crestwood Realty, Inc., of record in Book 1970 page 581, 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 Fred Kasnuck and wife, Nell P. Kasnuck, their heirs and assigns, forever.

And Monarch Homes, Inc. does ~~do~~ covenant with the said Fred Kasnuck and wife, Nell P. Kasnuck that ~~has~~ it is lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it, and the same is unencumbered.

And Monarch Homes, Inc. does ~~do~~ further covenant and bind itself it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Fred Kasnuck and wife, Nell P. Kasnuck 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~~ 1st day of September, 1951 ~~19xx~~.

MONARCH HOMES, INC.

ATTEST:

J. E. Richmond, Secretary

By J.W.Richmond, 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

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