2151

WARRANTY DEED

For and in consideration of the sum of One thousand seven hundred ten and no/100 ($1,710.00)---------- **DOLLARS** cash in hand paid, receipt of which is hereby acknowledged

W. C. Moncrief and Company, Inc., a Tennessee corporation has--------- --------- **have bargained and sold, and by these presents do transfer and convey unto the said** Richard M. Hilton and wife Nancy M. Hilton, 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. 16 Goodlettsville Heights Subdivision Section IV of record in plat Book 2153, pages 43 and 44 Register's Office Davidson County, Tennessee.

Said lot No. 16 fronts 125 feet on the northerly side of Draper Drive and goes back 405.5 feet on the westerly side and 215 feet on the easterly side to a dead line that measures 226 feet, being a portion of the same property conveyed to W. C. Moncrief and Company, Inc. by Walton Cunningham and wife of record in Book 1558, page 281 Register's Office Davidson County, Tennessee.

This property is conveyed subject to building restrictions of record in Book 2417, page 55.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard M. Hilton and wife Nancy M. Hilton, their ----------heirs and assigns, forever.

And we do covenant with the said Richard M. Hilton and wife Nancy M. Hilton----------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 we, W. C. Moncrief and Company, Inc. ---------- do further covenant and bind ourselves, our successors and assigns ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Richard M. Hilton and wife, Nancy M. Hilton, their-------- heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1st day of July 19 56.

W. C. Moncrief Pres

W. C. Moncrief Sec

STATE OF TENNESSEE
Davidson County

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared W. C. Moncrief, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the president of W. C. Moncrief and Company, Inc., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by himself, as president.

Witness my hand and seal at Goodlettsville, Tennessee, this 1st day of July, 1956.

[illegible]
Notary Public

My commission expires [illegible].

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