For and in consideration of the sum of Two Thousand and no/100 ($2,000.00) - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, W. C. Moncrief & Company, Inc., a Tennessee corporation,

has - - - - ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Paul F. Ignatz and wife, Margaret K. Ignatz, 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. 47 on Section IV of the Plan of Goodlettsville Heights, a plat of which is of record in Book 2133, page 43, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to W. C. Moncrief & Company, Inc. by deed of record in Book 1358, page 281, R. O. D. C., Tennessee.

This conveyance is made subject to the restrictive covenants of record in Book 2147, page 53, Register's Office of 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 Paul F. Ignatz and wife, Margaret K. Ignatz, their - heirs and assigns, forever.

And it does ~~do~~ covenant with the said Paul F. Ignatz and wife, Margaret K. Ignatz - 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 W. C. Moncrief & Company, Inc., - - - - - - - - - - - - - - - - does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Paul F. Ignatz and wife, Margaret K. Ignatz, their - - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 22 day of April, 1954.

W. C. Moncrief Company Incorporated Goodlettsville Tennessee

W. C. Moncrief & Co. Inc.

W. C. Moncrief Pres.

STATE OF TENNESSEE
Davidson County

Before me, Richard M. Hitton, 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 oath acknowledged himself to be president of W. C. Moncrief & 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 22nd day of April, 1954.

Richard M. Hitton
Notary Public

My commission expires July 28, 1957

WARRANTY DEED
FROM
W. C. MONCRIEF & CO., INC.
16037
TO
PAUL F. IGNATZ, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 of APR 1954 at 1:36 O'clock P M.
Noted in Book ... Page ...
Recorded in Book ... Page 820
Recording Fee $2.00
JAMES R. ..., Register
By ... Dep. Reg.

Title Company
Division of
Title Insurance Company
Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE