

WARRANTY DEED Form 104 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 James B. Wiley and wife, Annie Laurie Wiley, and other good and valuable considerations, receipt of all of which is hereby acknowledged, Eckardt Company, Inc., a Minnesota corporation authorized to do business in Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said James B. Wiley and wife, Annie Laurie Wiley, 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. 41 on the Plan of Madison Heights Subdivision, Section No. II, Part II, of record in Book 2133, page 83, Register's Office for said county. Said Lot No. 41 fronts 165 feet on the northerly side of Berwick Trail and runs back betweenlines, 235.91 feet on the easterly line and 230.0 feet on the westerly line, to a dead line in the rear, measuring 183.55 feet thereon.
Being part of the property conveyed to Eckardt Company by deed from Edwin E.Igelsrud and wife, Bonnabelle Igelsrud, of record in Book 2240, page 182, said Register's Office.

This conveyance is made subject to taxes for 1954.
This conveyance is subject to restrictive covenants and set back line of record in Book 2241, page 209, and Book 2133, page 83, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James B. Wiley and wife, Annie Laurie Wiley, their heirs and assigns, forever.

And we do covenant with the said James B. Wiley and wife, Annie Laurie Wiley 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 Eckardt Company, Inc successors and assigns, do further covenant and bind itself, its/ representatives, to warrant and forever defend the title to the land to the said James B. Wiley and wife, Annie Laurie Wiley, their heirs and assigns, against the lawful claims of all persons, whomsoever.

its 1st May, 1954.

ECKARDT COMPANY, INC.
E. E. Igelsrud
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