K 2341

WARRANTY DEED

For and in consideration of the sum of Twelve Hundred and no/100 ($1,200.00) - **DOLLARS**
cash in hand paid, the receipt of which is hereby acknowledged, we
W. C. Moncrief & Company, Inc., a Tennessee corporation, - - - - - - - - - - - - - - **have bargained and sold, and by these presents do transfer and convey unto the said** Asa Duke and wife, Gladys M. Duke, their - **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being lots Nos. 10 and 11 on the Plan of Franklin Heights, at Goodlettsville, a plat of which is of record in Book 2083, page 91, Register's Office of Davidson County, Tennessee, and being part of the same property conveyed to W. C. Moncrief & Company, Inc., by deed of record in Book 2243, page 215, R. O. D. C., Tennessee.

This conveyence is made subject to the restrictive covenants of record in Book 2278, page 409, 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 Asa Duke and wife, Gladys M. Duke, their - **heirs and assigns, forever.**

And we **do covenant with the said** Asa Duke and wife, Gladys M. Duke, - **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 & Company, Inc., - - - - - - [illegible] **do further covenant and bind** ourselves, our ~~heirs and representatives~~ [illegible], **to warrant and forever defend the title to the said land to the said** Asa Duke and wife, Gladys M. Duke, their [illegible] **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** [illegible] **day of** January, **1955.**

[illegible seal]

W C Moncrief & Co Inc
W C Moncrief Pres

STATE OF TENNESSEE
Davidson County

Before me, Richard M Hester 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 17th day of Jan, 1955.

Richard M Hester
Notary Public

My commission expires July 28, 1957

G 81