K 2442

For and in consideration of the sum of ($ 10.)

Ten and no/100 DOLLARS

cash in hand, and other valuable consideration, paid by Virginia Woolwine Smith, the receipt of all of which is hereby acknowledged, and the said Virginia Woolwine Smith hereby assumes and agrees to pay the 1955 taxes on the property herein conveyed, said taxes having been prorated as of even date herewith, (July 26, 1955).

We, Ernest R. Ignatz and wife, Sara H. Ignatz,

have bargained and sold, and by these presents do transfer and convey unto the said Virginia Woolwine Smith, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 36 on the revised Plan of B. E. Woodard's Warner Park Subdivision, of record in book 1130, page 87, Register's Office for said County.

Said lot No. 36 fronts 200 feet on the Westerly side of Chickering Road, and runs back between lines, 278.8 feet on the Northerly line, and 353.8 feet on the Southerly line, to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to Ernest R. Ignatz and wife, Sara H. Ignatz, by deed from B. E. Woodard, Trustee, of record in book 1715, page 394 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 Virginia Woolwine Smith, her heirs and assigns, forever.

And we do covenant with the said Virginia Woolwine Smith 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 Ernest R. Ignatz and wife, Sara H. Ignatz, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virginia Woolwine Smith, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of July, 19 55.

Ernest R. Ignatz

Sara H. Ignatz

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. B. Tucker, a Notary Public in and for said County and State, the within named Ernest R. Ignatz and wife, Sara H. Ignatz, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27 day of July, 19 55.

Commission expires July 22-1959

C. B. Tucker
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JUL A.D. 1955 at 10:31 o'clock
Noted in Book 84 Page 47
Recorded in Book Page 280
Recording Fee $2.00
JAMES P. WILSON, Register
By J. Wilson D.R.

WARRANTY DEED

FROM Ernest R. Ignatz et ux

TO Virginia Woolwine Smith

GEO. I. WADDEY & SON

65850

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