WARRANTY DEED

FROM Bobby C. Bratton et ux

TO John E. Ingram

72871

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

(2 146501

WARRANTY DEED

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

Cash in hand paid by John E. Ingram, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we Bobby C.Bratton and wife, Peggy Saunders Bratton,

have bargained and sold, and by these presents do transfer and convey unto the said

John E. Ingram

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

Land in Davidson County, Tennessee, being lot No. 23 on the Plan of Goodlettsville Heights Subdivision, Section No. 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County, described as follows:
Beginning at a point on the northerly margin of Moss Trail Road at the southwest corner of lot No. 24 on said plan; thence with the northerly margin of said Road, westerly 180 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwesterly 31.42 feet to a point on the easterly margin of an unnamed street; thence with said Street, northerly 170.3 feet; thence south 89° 35' east 200.9 feet to the northwest corner of said lot No. 24; thence with the line between said lots Nos. 23 and 24, southerly 210.7 feet to the beginning.
Being the same real property conveyed to Bobby C. Bratton and wife, Peggy Saunders Bratton, by W. C. Moncrief & Company, Inc., by deed dated June 3, 1950, filed October 17, 1950, and recorded in Book 1907, page 150, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the northerly line of premises, 75-foot building setback line from Moss Trail Road, 25-foot building setback line from the unnamed street, and conditions of owners certificate, as shown on plan of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property, and to restrictive covenants contained in an instrument executed by W. C. Moncrief & Company, Inc., dated December 27, 1949, filed December 27, 1949, and recorded in Book 1783, page 35, Register's Office for Davidson County, Tennessee.