K 2901

WARRANTY DEED

For and in consideration of the sum of Ten thousand and no/100 ($10,000.00) *DOLLARS*

Cash in hand paid, receipt of which is hereby acknowledged

We, W. C. Moncrief, Sr. and wife Beatrice Moncrief

have bargained and sold, and by these presents do transfer and convey unto the said Charles Inman Cato and wife Evelyn C. Cato *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the southerly part of Lot No. 17 on the Map of J. M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, said Register's Office.

Beginning at the point of intersection of the north edge of Lindbergh Avenue with the east right of way line of Tennessee Hwy. U. S. #41, or the main street of Goodlettsville, said point being 34 feet from the center of U. S. Highway 41 and 160 feet south of Mrs. White's southwest corner: thence with the north edge of Lindbergh Avenue, north 76½ deg. east 168.5 feet to a ten foot alley; thence with said alley, north 15 deg. west 63 feet to a stake, corner to W. C. Moncrief and Company, Inc.; thence south 72 3/4 deg. west 171.5 feet to a point in the right of way of U. S. Hwy. #41, 34 feet from the center, corner to W. C. Moncrief and Company; thence with said Tennessee Hwy. U. S. #41, south 17 deg. east 52 feet to the beginning.

Being the same property conveyed to W. C. Moncrief, Sr., by deeds from M. H. Cole, Jr., and wife, Helen R. Cole, of record in Book 2012, page 344 and Book 1943, page 49, Register's Office for said county.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Inman Cato and wife Evelyn C. Cato *their heirs and assigns, forever.*

And we *do covenant with the said* Charles Inman Cato and wife Evelyn C. Cato *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 W. C. Moncrief, Sr. and wife Beatrice Moncrief *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Inman Cato and wife Evelyn C. Cato *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 26th *day of* March, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. C. Moncrief Sr.

Beatrice Moncrief

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard M. Hilton, *a Notary Public in and for said County and State,* W. C. Moncrief, Sr. and wife Beatrice Moncrief

the within named bargainor s, *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 Goodlettsville, Tennessee, *this* 27th *day of* March, *19*59

Richard M Hilton *Notary Public*

My commission expires July 29, 1961

#40 Bill Boyd Notary Public Davidson County, Tenn.

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