WARRANTY DEED

BOOK 4160 PAGE 541

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest R. Ignatz, et ux	Ernest R. Ignatz	9D-25220
(NAME:)	(NAME:)	Map 142-11
7160 Birch Bark Drive	7160 Birch Bark Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 26
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Ernest R. Ignatz and wife, Sara H. Ignatz, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William R. Yates and wife, Carol Ann Yates,

have bargained and sold, and by these presents do transfer and convey unto the said Ernest R. Ignatz and wife, Sara H. Ignatz, 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. 72 on the Plan of Valley West, Section II, of record in book 3600, page 86, Register's Office for said County.
Said lot No. 72 fronts 115 feet on the westerly side of Birch Bark Drive and runs back 186.07 feet on the northerly line and 127.66 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 161.59 feet.
Being the same real property conveyed to William R. Yates and wife, Carol Ann Yates, by deed from Martin Construction Company, of record in book 4006, page 505, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage along the rear line of premises, anchor easement at the southeast corner of premises, 40-foot building setback line from Birch Bark Drive and conditions of owners certificate, as shown on plan of record in book 3600, page 86, and to restrictive covenants contained in an instrument of record in book 3833, page 789, as amended by instrument of record in book 3838, page 501, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 7160 Birch Bark Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest R. Ignatz and wife, Sara H. Ignatz, their

heirs and assigns, forever.

And we *do covenant with the said* Ernest R. Ignatz and wife, Sara H. Ignatz *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,* except for taxes for 1967 which are prorated and assumed by grantees.

And we, William R. Yates and wife, Carol Ann Yates

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ernest R. Ignatz and wife, Sara H. Ignatz, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 25th *day of* July, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R. Yates

Carol Ann Yates

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Evans, a Notary Public in and for said County and State, William R. Yates and wife, Carol Ann Yates,

the within named 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 10th day of August, 19 67.

My Commission Expires April 21, 1971 Raymond H Evans Notary Public

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of....., 19.....

.....Notary Public

Commission expires.....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

AUG 10 1967

STATE TAX $ 44.25
PROBATE 50
TOTAL $ 44.75

PAID AUG 10 1967

WARRANTY DEED

FROM

William R. Yates, et ux

TO

Ernest R. Ignatz, et ux

83510

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 2 21 PM '67

NOTE/BOOK 117 PAGE 103
RECORDING FEE $ 3.00
DEP. REG. .....

DOCUMENTARY STAMPS
220
978863
NASHVILLE, TITLE COMPANY
DOCUMENTARY STAMPS
25