K 1717

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ ----------$10.00---------- ----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, A. S. JOHNSON AND WIFE, FANNIE JOHNSON have bargained and sold, and by these presents do transfer and convey unto the said WALTER T. DUGGER AND WIFE, THELMA KELSEY DUGGER THEIR 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. 10 ON THE PLAN OF WILLIAM LEE'S SUBDIVISION OF THE ROTH PROPERTY, AS OF RECORD IN BOOK 1130, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF SUNRISE AVENUE AND EXTENDS BACK 215.32 FEET ON THE EASTERLY LINE AND 215.56 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO A. S. JOHNSON AND WIFE, FANNIE JOHNSON, BY DEED FROM U. B. HARTMAN AND WIFE, OF RECORD IN BOOK 1675, PAGE 47, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WALTER T. DUGGER AND WIFE, THELMA KELSEY DUGGER THEIR heirs and assigns, forever.

And WE do covenant with the said WALTER T. DUGGER AND WIFE, THELMA KELSEY DUGGER 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, A. S. JOHNSON AND WIFE, FANNIE JOHNSON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said WALTER T. DUGGER AND WIFE, THELMA KELSEY DUGGER THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 18 day of MAY, 1949.

A. S. Johnson

Fannie Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named A. S. JOHNSON AND WIFE, FANNIE JOHNSON

the 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 NASHVILLE, Tennessee, this 18 day of MAY, 1949

Commission expires April 11, 1951

[illegible]
Notary Public

DAVIDSON

61547

WARRANTY DEED

FROM
A. S. JOHNSON AND WIFE,

TO
FANNIE JOHNSON

WALTER T. DUGGER AND WIFE,

THELMA KELSEY DUGGER

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 19 day
of MAY 1949 at 9:36 A.M.
and recorded in Book 1690
Page 150
FELIX A. WISE, Register
By [illegible] D.C.

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