K 1759

WARRANTY DEED Form 1008 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and no/100 - - - - - DOLLARS

cash in hand paid, by J. E. Johnson and wife, Mary E. Johnson, and other good and valuable considerations, the receipt of which is hereby acknowledged,
and for the further consideration that the said J. E. Johnson and wife, Mary E. Johnson, have assumed the balance of Five Thousand Ninety and 81/100 Dollars ($5,090.81) due on a note secured by deed of trust described as follows: Deed of trust executed by Lee Roy S. Martin and wife, to Albert H. Thomas, Trustee, of record in Book 1366, page 82, to secure Nashville Trust Company, a note dated February 2, 1946, for $6,000.00, with interest at 4% per annum, both principal and interest payable $36.36 monthly, final payment February 2, 1966 (affects Lot No. 31 only);

we, Stanley E. Coe and wife, Ruth Virginia Coe have bargained and sold, and by these presents do transfer and convey unto the said J. E. Johnson and wife, Mary E. Johnson 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. 31 and the northerly 15 feet of Lot No. 32, on the Map of Joywood, as of record in Book 1366, page 82, Register's Office for said County.
Said lot and part of lot adjoin and front together 65 feet on the westerly side of Jones Avenue and run back between parallel lines, 148 feet to a dead line.
Being the same property conveyed to Stanley E. Coe and wife, Ruth Virginia Coe, by deed from Lee Roy S. Martin and wife, of record in Book 1578, page 43, 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 J. E. Johnson and wife, Mary E. Johnson their heirs and assigns, forever.

And we do covenant with the said J. E. Johnson and wife, Mary E. Johnson 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 indebtedness described above and 1949 taxes which have been assumed by the grantee.

And we, Stanley E. Coe and wife, Ruth Virginia Coe do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. E. Johnson and wife, Mary E. Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of October, 1949.

Stanley E. Coe

Ruth Virginia Coe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dorris Craighead, a Notary Public in and for said County and State, the within named Stanley E. Coe and wife, Ruth Virginia Coe

the bargainor Sc, 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 4th day of October, 1949.

Commission expires April 5, 1950

Dorris Craighead
Notary Public

P G 557