K 1788

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($5.00)

FIVE and NO/100----------DOLLARS

Cash in hand paid and other good and valuable considerations, accepted as cash, the receipt of which is hereby acknowledged; we,

QUEENIE JOHNSON and husband, LESLIE BANKS JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said LAWRENCE J. NICHOLSON and wife, GRACE JUANITA NICHOLSON their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 60 feet of the southerly 150 feet of Block 15 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County.

Said part of Block 15 fronts 60 feet on the northerly side of Dakota Avenue and runs back between parallel lines, with the easterly margin of 53rd Avenue North, 150 feet to an alley.

Being the same property conveyed to Queenie Johnson by deed from T. C. Harris and wife, of record in book 946, page 29, 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 Lawrence J. Nicholson and wife, Grace Juanita Nicholson their heirs and assigns, forever.

And we do covenant with the said Lawrence J. Nicholson and wife, Grace Juanita Nicholson 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, Queenie Johnson and husband, Leslie Banks 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 Lawrence J. Nicholson and wife, Grace Juanita Nicholson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11 day of February, 19 50.

Queenie Johnson

Leslie Banks Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Queenie Johnson and husband, Leslie Banks 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 11 day of February, 19 50.

Commission expires April 25, 1953

L. W. Carney
Notary Public

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