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WARRANTY DEED

For and in consideration of the sum of Thirty-One Thousand Five Hundred and no/100 - - ---------- ($31,500.00) - DOLLARS cash in hand paid by Board of Education of the Methodist Church, to Virginia Campbell Johns, the receipt of which is hereby acknowledged, I, Virginia Campbell Johns, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Board of Education of the Methodist Church, a Tennessee General Welfare Corporation, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 1 on O. B. Hayes' Plan of Large Lots, called "Rokeby," as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly line of said lot on the southerly margin of Grand Avenue, formerly Hayes Street; running thence along the westerly line of said Lot No. 1, southwardly 280½ feet to the southwest corner thereof; thence eastwardly with the north line of Lot No. 10 on said Plan, 60 feet; thence northwardly 92½ feet; thence eastwardly parallel to Grand Avenue, 35 feet; thence northwardly 190 feet to the southerly margin of Grand Avenue; thence with said Avenue, westwardly 95 feet to the beginning.

Being the same property conveyed to Virginia Campbell Johns, by two deeds, one from S. D. Walkup and wife, of record in Book 387, page 367, and the other from Thos. W. Gardner and wife, of record in Book 596, page 131, said Register's Office.

Seller shall be authorized to retain possession of the westerly portion of said entire tract above described fronting 60 feet on Grand Avenue and running back between parallel lines for 175 feet, upon which is located her present residence, and Seller may continue in possession of said residence on said portion of land for 15 months from date of deed at no rental charge, provided she continues to occupy said house as her own residence, and shall have the right upon her personal removal from said premises to remove all shrubs, bulbs and flowers, as well as the right to remove the house or any portion of it, including plumbing, light and gas fixtures and other fixtures, at her own expense. If not removed within said time the house and fixtures and improvements shall pass to Buyer. Possession of the balance of the said above described tract will be delivered to Buyer by July 1, 1950. Flowers and shrubs to be removed by Seller.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Board of Education of the Methodist Church, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Board of Education of the Methodist Church that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except the taxes for 1950, which are assumed by the Buyer.

And I, Virginia Campbell Johns, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Board of Education of the Methodist Church, its successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of March, 1950

Virginia Campbell Johns

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. D. Castleman, a Notary Public in and for said County and State, the within named Virginia Campbell Johns, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of March, 1950

Commission expires July 11-1951

P. D. Castleman
Notary Public

P. D. CASTLEMAN NOTARY PUBLIC DAVIDSON CO. TENN.

FOSTER & PARKER CO., NASHVILLE

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