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WARRANTY DEED

For and in consideration of the sum of $5.00 . . . . . .

FIVE AND NO/100THS . . . . . **DOLLARS**

cash in hand paid by MARGARET E. DOUGLAS, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged, we, WILLIAM A. JOHNSTON and wife, LETHIA JOHNSTON, ELIZABETH JANE HORNER, unmarried, and ADDIE IRENE TURBEVILLE, now DEMENT, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said MARGARET E. DOUGLAS

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

19th Ward in the City of Nashville,
Land in Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the Plan of the D. H. Bailey property, as of record in Book 421, page 65, Register's Office for said County, and also a triangular portion out of the southwest corner of a six acre tract lying along the northerly side of said lots, described as a whole as follows:

Beginning at the southeast corner of Maxwell Avenue and Bailey Street, and running thence southwardly along the easterly margin of Bailey Street, 175 feet 5 inches to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inches to a stake; thence northwardly and parallel with Bailey Street, 158 feet 3 inches to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inches to the beginning, according to a survey made by S. M. McMurray, Civil Engineer, on January 20, 1926, including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband to the City of Nashville, of record in Book 749, page 96, said Register's Office, now included in Maxwell Avenue.

Being the same property conveyed to William A. Johnston and wife, Opal C. Johnston, Elizabeth Jane Horner and Addie Irene Turbeville, now Dement, by deed from The Penn Mutual Life Insurance Company, dated October 14, 1943, of record in Book 1224, page 448, said Register's Office, the said Opal C. Johnston having since died.

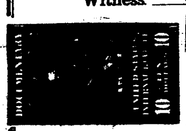
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MARGARET E. DOUGLAS **her heirs and assigns, forever.**

And we **do covenant with the said** MARGARET E. DOUGLAS **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 1950 to be paid by purchaser, the same having been prorated as of date of deed. And we,** WILLIAM A. JOHNSTON and wife, LETHIA JOHNSTON, ELIZABETH JANE HORNER, unmarried, ~~and~~ and ADDIE IRENE TURBEVILLE DEMENT, unmarried,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** MARGARET E. DOUGLAS, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 22nd day of May, 1950

William A. Johnston
Lethia Johnston
Elizabeth Jane Horner
Addie Irene Turbeville Dement





STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Lowell, a Notary Public in and for said County and State, the within named WILLIAM A. JOHNSTON and wife, LETHIA JOHNSTON, ELIZABETH JANE HORNER, unmarried, ADDIE IRENE TURBEVILLE DEMENT, unmarried, the 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 office, this 22 day of May, 1950

Commission expires July 11, 1953

Louise Lowell
Notary Public

FOSTER & PARKES CO., NASHVILLE

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