K 1874

For and in consideration of the sum of 25.00

Five & 00/100 DOLLARS

cash in hand paid by Bernice R. Capps (Widow), and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Charles R. Johnson and wife, Louise C. Johnson

have bargained and sold, and by these presents do transfer and convey unto the said Bernice R. Capps (Widow)

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

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, October 25, 1945, as follows:
Beginning in the northerly margin of Lattamy Lane, at H. Capps' southeast corner; thence with Capps' east line, north 2°45' east 505 feet to a stake; thence south 70° 30' east 135 feet to a stake; thence south 2°45' west 505 feet to the northerly margin of Lattamy Lane; thence with the northerly margin of said Lane, north 70° 30' west 135 feet to an iron pin and fence corner, the point of beginning containing 1.51 acres, more or less.

Being the same property conveyed to Charles R. Johnson and wife, Louise C. Johnson, by deed from John E. Shirley and wife, of record in book 1620, page 183, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernice R. Capps (Widow), her heirs and assigns, forever.

And we do covenant with the said Bernice R. Capps (Widow) 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 1950 taxes, which are assumed by buyer, same being prorated as of this date.

And we, Charles R. Johnson and wife, Louise C. 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 Bernice R. Capps, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of July, 1950

Chas. R. Johnson

Louise C. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles R. Johnson and wife, Louise C. 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 office, this 24th day of July, 1950

Commission expires July 10, 1954

[illegible]
Notary Public

WARRANTY DEED

FROM Charles R. Johnson et ux

TO Bernice R. Capps (Widow)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day
JUL A.D. 1950
of 11:35 o'clock A.M.
at 23 Page 137
Noted in Book Page
Recording Fee $ 1.50
JAMES P. WILSON, Register
By Dpt. Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
221 Third Ave., North
NASHVILLE, TENN.
Form 108 - A

3613

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