K 1916

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WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, A. S. JOHNSON AND WIFE, FANNIE JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said DAVID BELMONT HOLBROOK, JR. AND WIFE, DORIS JEAN HOLBROOK

THEIR 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 OF BLOCK "E" ON THE PLAT OF WOODBINE COURTS, PART 2, NOT OF RECORD.

SAID LOT 17 FRONTS 75 FEET ON THE SOUTH SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET TO A DEAD LINE MEASURING 75 FEET THEREON, THE NORTHWEST CORNER OF SAID LOT BEING 1104 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTING CORNER OF COLLIER AVENUE AND SIMMONS STREET.

BEING PART OF THE PROPERTY CONVEYED TO A. S. JOHNSON BY DEED OF LEWIS E. WALLER, ET AL, OF RECORD IN BOOK 1854, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS AFFECTING THIS PROPERTY INCLUDING THE 35 FOOT BUILDING SET BACK LINE AND THE 10 FOOT EASEMENT FOR PUBLIC UTILITIES SHOWN ON THE UNRECORDED PLAT OF WOODBINE COURTS, PART 2.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAVID BELMONT HOLBROOK, JR. AND WIFE, DORIS JEAN HOLBROOK THEIR heirs and assigns, forever.

And WE do covenant with the said DAVID BELMONT HOLBROOK, JR. AND WIFE, DORIS JEAN HOLBROOK 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, A. S. JOHNSON AND WIFE, FANNIE 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 DAVID BELMONT HOLBROOK, JR. AND WIFE, DORIS JEAN HOLBROOK, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 3RD day of JANUARY, 19 51

DOCUMENTARY INTERNAL REVENUE UNITED STATES 3 3

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named A. S. JOHNSON AND WIFE, FANNIE JOHNSON

the bargainor, 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 3RD day of JANUARY, 19 51

Commission Expires [illegible] Notary Public

WARRANTY DEED

FROM

A. S. JOHNSON AND WIFE, FANNIE JOHNSON

TO

DAVID BELMONT HOLBROOK, JR. AND WIFE, DORIS JEAN HOLBROOK

KIMBROUGH PHILLIPS COMPANY

22792

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record the 3rd day of Jan. 1951
at 1446 o'clock P.M. and recorded in Book 3478 page 425
[illegible]

Attorn

DOCUMENTARY 10 CENTS

IF YOU WANT TO Sell, Mortgage or Insure This property Please Call KIMBROUGH-PHILLIPS Co. 5-7733 416 UNION ST.

FORM 51

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