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115100

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 L. F. BOWDEN, SR., AND WIFE, OLA MAE BOWDEN

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19, BLOCK "E" ON THE MAP OF WOODBINE COURTS, PART II, NOT OF RECORD, WHICH MAP WAS PREPARED BY BLANCHARD AND PARRISH, ENGINEERS.

SAID LOT NO. 19 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF COLLIER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 155.5 FEET TO A DEAD LINE, MEASURING 75 FEET THEREON. SAID LOT NO. 19 BEGINS AT A POINT IN THE SOUTHERLY MARGIN OF COLLIER AVENUE 150 FEET WESTERLY OF THE NORTHEAST CORNER OF LOT 17; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS 18 AND 19, 155.5 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS 11, 12, 18 AND 19; THENCE WESTERLY 75 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS 10, 11, 19 AND 20; THENCE NORTHERLY WITH THE LINE BETWEEN LOTS 19 AND 20, 155.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF COLLIER AVENUE; THENCE EASTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO A. S. JOHNSON BY DEED FROM LOUIS L. WALLER, ET AL OF RECORD IN BOOK 1854, PAGE 484, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIVE COVENANTS AND EASEMENTS AFFECTING THIS PROPERTY, INCLUDING THE BUILDING SET-BACK LINE AND EASEMENT FOR PUBLIC UTILITIES SHOWN ON THE UNRECORDED PLAT OF WOODBINE COURTS PART II.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. F. BOWDEN, SR., AND WIFE, OLA MAE BOWDEN THEIR heirs and assigns, forever.

And WE do covenant with the said L. F. BOWDEN, SR., AND WIFE, OLA MAE BOWDEN 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 L. F. BOWDEN, SR., AND WIFE, OLA MAE BOWDEN THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands, this 23TH day of SEPTEMBER, 19 50

L F Bowden Sr. — A. S. Johnson

x Ola Mae Bowden — x

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen Jr., a Notary Public in and for said County and State, the within named A. S. JOHNSON AND WIFE, FANNIE JOHNSON

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 23TH day of SEPTEMBER, 19 50

Commission expires Jan 1, 1954 — James R. Pearigen Jr. Notary Public

FOSTER & PARKES CO., NASHVILLE

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