For and in consideration of the sum of $ 10.00 *

Ten and 00/100 **DOLLARS**

Cash in hand paid by Mrs. Ruby Campbell Sperry, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we John K. Johnson and wife Louise Johnson — **have bargained and sold, and by these presents do transfer and convey unto the said** Ruby Campbell Sperry and her heirs and representatives the property described herein [illegible] is conveyed to said Ruby Campbell Sperry to her sole and separate use free from debts, contracts and liabilities of her husband - to hold as though she were feme sole:- A certain tract of land, or parcel of land, in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 54 in the Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in book 421, page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 54 fronts 51.4 feet on the easterly side of Fite Street and runs back between parallel lines, 150 feet, more or less, to an Alley.

Being part of the property conveyed to Mallernee Realty Co., Incorporated, by deed from W. J. Philbin, Trustee, of record in book 1880, page 425, of the Register's Office, Davidson County, Tennessee.

Being the entire property conveyed to John K. Johnson and wife, Louise Wells Johnson by deed from Mallernee Realty Company, Incorporated, Nashville, Tennessee by D. E. Mallernee, Jr., President, of record in book 2011, page 37 in the Register's Office, Davidson County, State of Tennessee.

Taxes on said property have been pro rated and assumed by the grantee.

This conveyance is made subject to a first mortgage in the original principal amount of Five thousand eight hundred and fifty dollars ($5,850.00) - as recorded in book 2011, on page 37, in the Register's Office, Davidson County, Tennessee * * * * * * * * * * * * *

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruby Campbell Sperry and her heirs and representatives - - - ~~heirs and assigns~~, **forever.**

And we **do covenant with the said** Ruby Campbell Sperry - - - 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 as hereinbefore set out and described above as the First Mortgage in the amount of $5,5850.00 * * * * * *

And we - John K. Johnson and wife Louise Wells 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** Ruby Campbell Sperry and her heirs and representatives ~~heirs and assigns~~ **against the lawful claims of all persons, whomsoever.**

Witness our hands this 23rd day of June, 1951

[signature]
John K. Johnson

[signature: Louise Wells Johnson]
Louise Wells Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [signature], **a Notary Public in and for said County and State, the within named** John K. Johnson and wife Louise Wells 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** Nashville, **Tennessee, this** 23 rd **day of** June, **19**51

Commission expires April 5, 1955

[signature]
Notary Public

40514

WARRANTY DEED

FROM

John K. Johnson & Louise Wells Johnson

TO

Mrs. Ruby Campbell Sperry

9:22 ... 76 ... 14

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TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia