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WARRANTY DEED

FROM

Mrs Margaret B.Johnson

TO

John H. Bizwell and wife

Bessie A.Bizwell

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 11 1952
at 1222 P.M. and recorded in Book 2287 Page 287
Recording fee $2.00
JAMES P. WYSONG, Register
By [illegible] Dpt. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 SWEET'S INDEX CO., NASHVILLE

($11,000.00)

For and in Consideration of the sum of Eleven thousand and oo/loo DOLLARS

Twenty five hundred, thirty six and 32/100 ($2536.32) dollars cash in hand paid by John H.Bizwell and wife Bessie A.Bizwell, receipt of which is hereby acknowledged. For the balance of purchase money, $8463.68, the said John H.Bizwell and wife Bessie A.Bizwell assume and agree to pay when due, sixty-nine hundred and o2/loo ($6900.02) dollars, being the principal unpaid balance of a $7600.00 note, dated May 27,1948, with 4% int west per annum, both principal and interest payable $40.13 monthly, beginning March 1,1952, final payment June 1,1973, secured by deed of trust by Woodmont Homes, Inc., to Herschel Greer,Trustee, of record in Book 1596,page 609 of the Register's Office for Davidson County,Tennessee to secure Guaranty Mortgage Company, An instrument of correction was recorded in Book 1623,page 199 of the Register's Office for Davidson County,Tennessee, correcting the description in said deed of trust. The above debt was assigned to th Prudential Insurance Company of America under date of August 5, 1948, recorded in Book 1625,page 420 of the Register's Office for Davidson County,Tennessee. The said John H.Bizwell and wife Bessie A. Bizwell also assume and agree to pay when due, fifteen hundred, sixty three and 66/100 ($1563.66) dollars, being the principal unpaid balance of an $1800.00 note,dated August 16,1948, with 4% interest per annum, both principal and interest payable $9.50 monthly, beginning March 1,1952, final payment August 1,1973, secured by deed of trust executed by James J.Conroy and wife to Herschel Greer,Trustee, of record in Book 1626, page 495, of the Register's Office for Davidson County,Tennessee to secure Guaranty Mortgage Company. By instrument of record in Book 1652,page 271 of the Register's Office for Davidson County,Tennessee, the above debt was assigned to the Prudential Insurance Company of America. Both of the above described deeds of trust include personal property, the personal property referred to, being a thirty (30) gallon electric water heater, automatic heating control together with other replacements thereof.

I, Mrs Margaret B.Johnson , a widow,

have bargained and sold, and by these presents do transfer and convey unto the said John H.Bizwell and wife Bessie A. Bizwell

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

Being lot number 6 on the Map of Hearwood Subdivision, a part of the Joel Estate, of record in Book 1424,page 48 of the Register's Office for Davidson County, Tennessee .

Said lot number 6 fronts 75 feet on the north side of Draughon Avenue, and runs back between lines, 192.7 feet on the west line and 190.1 feet on the east line, to a dead line in the rear,measuring 75 feet thereon.

Being the same property conveyed to Mrs Margaret B.Johnson by deed from James J.Conroy and wife Frances Compton Conroy, recorded in Book 1712, page 255 of the Register's Office for Davidson County,Tennessee.

Said land is conveyed subject to the restrictive covenants contained in an instrument of record in Book 1471,page 207 of the Register's Office for Davidson County,Tennessee.The Plan in Book 1424,page 48 shows an owner's Certificate, a 45 foot set back line from Draughon Avenue, and a 10 foot easement along the rear of the lot for public utilities. By instrument of record in Book 1627,page 501 Register's Office for Davidson County,Tehnessee, said set back line was amended to 35 feet.

Restrictions in Book 1471,page 207 of the Register's Office for Davidson County, Tennessee, recorded prior to February 15,1950.

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