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WARRANTY DEED Form 1601 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,350.00 -

Ten Thousand Three Hundred Fifty and No/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Frank Carlton Aldridge and wife, Marjorie E. Aldridge, the receipt of which is hereby acknowledged,

A. H. JOHNSON CONSTRUCTION COMPANY, INC.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do ~~transfer~~ convey unto the said Frank Carlton Aldridge and wife, Marjorie E. Aldridge

their ~~heirs~~ 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. 108 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 108 fronts 55 feet on the northerly side of Denneywood Drive and runs back between lines 160 feet on the easterly line and 174 feet on the westerly line to the south right-of-way line of the Tennessee Central Railroad on which it measures 86 feet.

Being part of the same property conveyed to A. H. Johnson Construction Company, Inc., by deed from J. R. Coarsey, Substitute Trustee, of record in Book 2098, page 213, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1874, page 452, and the plan of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, which shows a 40-foot set-back line from Denneywood Drive and a 20-foot easement along the north or rear line and an easement 2x20 feet at the southeast corner of the lot fronting 2 feet on Denneywood Drive, said easements being for public utility purposes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank Carlton Aldridge and wife, Marjorie E. Aldridge their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Frank Carlton Aldridge and wife, Marjorie E. Aldridge that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And A. H. Johnson Construction Company, Inc. ~~as~~ successors ~~heirs~~ and representatives, to warrant and forever do further covenant and bind itself, its defend the title to the said land to the said Frank Carlton Aldridge and wife, Marjorie E. Aldridge their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A. H. JOHNSON CONSTRUCTION COMPANY, INC., a Corporation aforesaid ~~Witness my hand this day of~~ 19 has caused this instrument to be executed by its duly authorized officers on this 5th day of February 1953.

ATTEST:

Malvin Johnson
Malvin Johnson, Secretary-Treasurer

A. H. JOHNSON CONSTRUCTION COMPANY, INC.

By: A. H. Johnson Sr.
A. H. Johnson, Sr., President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____

_____
Notary Public

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