2144

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

- - -Ten and no/100- DOLLARS

and other good and valuable consideration to us paid by Raymond E. Johnson and wife, Mae Louthan Johnson, we, Durl J. Gonser and wife, Carole A. Gonser

have bargained and sold, and by these presents do transfer and convey unto the said Raymond E. Johnson and wife, Mae Louthan Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 54 on the Map of C.B.Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described according to a copy of a survey thereof made October 6, 1936 by Arle Drake, County Surveyor, as follows:

Beginning at a point in the east margin of 17th Avenue South, which point is 718.1 feet north of the northeast intersection of said Avenue and Belcourt Street, also being the northwest corner of a part of said lot conveyed to Mai Tune by deed from C.E.Glen and wife, of record in Book 660, page 433, said Register's Office; thence easterly along Tune's north line 154 feet to a point in the westerly margin of a 15 foot alley 718 feet north of the northwest intersection of said alley and Belcourt Street, being the northeast corner of the Tune lot above mentioned; thence with the west margin of said alley North 72 feet to a point, the southeast corner of a part of said lot conveyed to C...Smith, by deed from Mary A. Cayce and husband, of record in Book L L, page 339, said Register's Office; thence with Smith's south line westerly along a fence 154 feet to the east margin of 17th Avenue South, Smith's southwest corner; thence with the margin of said Avenue, south 63.5 feet to the point of beginning.

Being the same property conveyed to Durl J. Gonser and wife, Carole A. Gonser by deed from A. E. Oliver and wife, Blanche Oliver, of record in Book 2097, page 67, Register's Office for Davidson County, Tennessee.

Taxes for 1953 to be prorated as of May 1, 1953.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond E. Johnson and wife, Mae Louthan Johnson their heirs and assigns, forever.

And we do covenant with the said Raymond E. Johnson and wife, Mae Louthan Johnson 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 mortgage deed of trust to Louis T. Linx, Trustee, of record in Book 2120, page 179, R.O.D.C., Tennessee, and the indebtedness secured thereby, subject to which this conveyance is made.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Raymond E. Johnson and wife, Mae Louthan Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of May, 1953

Durl J. Gonser

Carole A. Gonser

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby Smith Martin, a Notary Public in and for said County and State, the within named Durl J. Gonser and Carole A. Gonser

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 6th day of May, 1953.

Commission expires 7-1-55

Ruby Smith Martin
Notary Public

WARRANTY DEED

FROM
Durl J. Gonser, et ux

TO
Raymond E. Johnson, et ux

98332

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAY 1953
at 2:17 P.M. Book 2170 Page 389
Recorded in Book 2170 Page 389
Fees: 2.00
JAMES P. WALKER, Register
By [illegible] D.C.

DOCUMENTARY
STATE OF TENNESSEE
UNITED STATES INTERNAL REVENUE
TWO DOLLARS AND TWENTY CENTS

Guarantee Title Company

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

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