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WARRANTY DEED Form 1001 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 John Thomas Egan and wife, Winona H. Egan, the receipt of which is hereby acknowledged,

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

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said John Thomas Egan and wife, Winona H. Egan

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. 107 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. 107 fronts 55 feet on the northerly side of Denneywood Drive and runs back between lines 174 feet on the easterly line and 202 feet on the westerly line to a dead line, in the rear on which it measures 91.7 feet.

Being part of the property conveyed to A. H. Johnson Construction Company, by deed from J. R. Coarsey, Substitute Trustee, of record in Book 2104, page 83, 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, a 20 foot easement along the northerly rear line of the lot for public utilities, and an easement 2x20 feet fronting 2 feet on Denneywood Drive at the southwest corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Thomas Egan and wife, Winona H. Egan their heirs and assigns, forever.

And it does ~~do~~ covenant with the said John Thomas Egan and wife, Winona H. Egan 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, except 1953 taxes which have been prorated and are hereby assumed by the purchasers.

And A. H. Johnson Construction Company does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John Thomas Egan and wife, Winona H. Egan their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A. H. JOHNSON CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 8th day of June, 1953.

Attest:

Malvin Johnson
Malvin Johnson, Secty-Treasurer

A. H. JOHNSON CONSTRUCTION COMPANY

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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