K 2274

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - TEN AND NO/100 - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged,

WOODBINE HOMES, Inc., has

bargained and sold, and by these presents do transfer and convey unto the said Jack L. Johnston and wife, Marie G. Johnston,

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

Being Lot No. 40 Parma Heights Subdivision, as of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 begins at a point in the northwest margin of Grubbs Road, being the common corner of lots Nos. 39 and 40 and runs with the northwest margin of Grubbs Road in a southwesterly direction 63 feet to the common corner of lots Nos. 40 and 41; thence 118.1 feet in a northwesterly direction to a concrete monument, which is the common corner of lots Nos. 41, 41 and 42; thence in a northerly direction 98.1 feet to a concrete monument which is the corner of lots Nos. 39 and 40; thence 193.3 feet in an easterly direction to the point of beginning.

Being the same property conveyed to Woodbine Homes, Inc., by deed from Hermitage Homes, Inc., of record in Book 2105, page 65, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2104, page 614, Register's Office for 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 Jack L. Johnston and wife, Marie G. Johnston their heirs and assigns, forever.

And Woodbine Homes, Inc., does covenant with the said Jack L. Johnston and wife, Marie G. Johnston 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 taxes for 1954 which are pro rated and assumed by the purchaser.

And Woodbine Homes, Inc., does further covenant and bind itself, its/ to warrant and forever defend the title to the said land to the said Jack L. Johnston and wife, Marie G. Johnston, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Woodbine Homes, Inc., has caused this instrument to be executed by its duly authorized officers this 7th day of April, 1954

ATTEST: WOODBINE HOMES, Inc.

Dorthea T Coleman — Secretary

By: Sam F. Coleman — President

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