K 2334

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

TEN DOLLARS AND - - - NO/100 **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a debt in the original amount of $891.00, payable $25 per month, said payments including both principal and interest at 6% per annum, executed by the grantors herein, and secured by a deed of trust executed by Marie Alberta Nichols Johnson to M. G. Ferguson, Trustee, dated July 9, 1953, filed for record July 10, 1953, and recorded in Book 2207, Page 579, Register's Office for Davidson County, Tennessee. I, Archie Johnson, **have bargained and sold, and by these presents do transfer and convey unto the said** John T. Lewis and wife, Esther Lee Lewis, their **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 the east 26 feet of Lot No. 65 in Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 in the Boyd McNairy Plan as of record in Book 57, page 120, Register's Office for said County.

Said part of Lot No. 65 fronts 26 feet on the southerly side of Prospect or Batavia Street and runs back between parallel lines 106 feet to an alley.

Premises were conveyed to Sam Nichols by two deeds from Jessie Blake, et al., one of record in Book 1108, page 271, and the other of record in Book 1275, page 88, said Register's Office, and the grantee has since died.

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 T. Lewis and wife, Esther Lee Lewis, their heirs and assigns, forever.

And I do covenant with the said grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor herein, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of November, 19 54.

Archie Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Daniel Dozier, a Notary Public in and for said County and State, the within named Archie Johnson the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 19 54.

Commission expires 7/11/55

Daniel Dozier
Notary Public

3 29431 WARRANTY DEED

12078

FROM Archie Johnson

TO John T. Lewis et ux

773 Lafayette Ave. No.

DEC 2 1954

Published by TENNESSEE TITLE COMPANY NASHVILLE, TENNESSEE

Zone Office LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

HERSEY

G 146