WARRANTY DEED

For and in consideration of the sum of Ten Thousand Nine Hundred and No/100 ---------------
---------------------------------($10,900.00) ---------------------------------**DOLLARS**
Cash in hand paid by Gilbert A. Russell and wife, Mildred D. Russell, 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** Gilbert A. Russell and wife, Mildred D. Russell

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 Lot No. 130 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 130 fronts 77 feet on the northerly side of Woodberry Drive and runs back 408.3 feet on the east line and 399.9 feet on the west line to a 2 foot reserved strip shown on said plan, measuring 77.6 feet thereon.

Being the same property conveyed to A. H. Johnson Construction Company, by deed from Andrew Ewing, Trustee, of record in Book 2337, page 137, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2297, page 194, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 2133, page 117, said Register's Office which shows certain building setback lines and easements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gilbert A. Russell and wife, Mildred D. Russell
their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Gilbert A. Russell and wife, Mildred D. Russell
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 1955 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** Gilbert A. Russell and wife, Mildred D. Russell
their **heirs and assigns against the lawful claims of all persons, whomsoever.**
IN WITNESS WHEREOF A. H. JOHNSON CONSTRUCTION COMPANY, a Corporation aforesaid has ~~Witness hand this day of 19~~ caused this instrument to be executed by its duly authorized officers on this 10th day of March 1955.

A. H. JOHNSON CONSTRUCTION COMPANY

ATTEST:
Malvin Johnson
Malvin Johnson, Secty-Treasurer

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 office, this _______ **day of** _________, **19**__

Commission expires ______________

Notary Public