K 2436

WARRANTY DEED

For and in consideration of the sum of Fifteen Thousand Four Hundred Forty Three and No/100 ---------- $15,443.00 ---------- DOLLARS Cash in hand paid by Charles W. Johnson and wife, Mattie Shavers Johnson, the receipt of which is hereby acknowledged, we,

Lemuel H. McKissack and wife, Grace McKissack

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Johnson and wife, Mattie Shavers Johnson 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. 52 on the Map of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 85 feet on the northerly margin of Batavia Street and extends back between lines 147.5 feet on the westerly line and 131.1 feet on the easterly line to a broken line in the rear measuring 88.9 feet thereon.

Being the same property conveyed to Lemuel H. McKissack and wife, Grace McKissack by warranty deed from Calvin L. McKissack, as of record in book 2336, page 315, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in book 2156, page 41, Register's Office for Davidson County, Tennessee, and the plan of record in book 2133, page 52, said Register's Office, which shows a 25 foot set back line from Batavia Street, a 10 foot easement for public utilities across the rear of the lot and along the easterly margin 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 Charles W. Johnson and wife, Mattie Shavers Johnson their heirs and assigns, forever.

And we do covenant with the said Charles W. Johnson and wife, Mattie Shavers 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Lemuel H. McKissack and wife, Grace McKissack do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Johnson and wife, Mattie Shavers Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of June, 19 55

Lemuel H. McKissack

Grace McKissack

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Lemuel H. McKissack and wife, Grace McKissack

the bargainor s, 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 13th day of June, 19 55.

My Commission expires May 11, 1959

O. G. Jones, Notary Public

NOTARY PUBLIC

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