K 2443

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Four Hundred and No/100 -($10,400.00) - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Joseph Vincent Johnson and wife, Arbee N. Johnson, the receipt of which is hereby acknowledged, we,

JAMES H. PORTER, JR. AND WIFE, MADALYNNE R. PORTER

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Vincent Johnson and wife, Arbee N. 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. 22 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 60 feet on the northerly side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to James H. Porter, Jr. and wife, Madalynne R. Porter, by deed from M. and M. Homes, Inc., a Tennessee Corporation, of record in Book 1759, page 435, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Vincent Johnson and wife, Arbee N. Johnson their heirs and assigns, forever.

And we do covenant with the said Joseph Vincent Johnson and wife, Arbee N. 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.

And we, JAMES H. PORTER, JR. AND WIFE, MADALYNNE R. PORTER **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Joseph Vincent Johnson and wife, Arbee N. Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 20th **day of** July, 19 55.

T. H. Feldkamp (signature) — James H. Porter, Jr. (signature)

T. H. Feldkamp — James H. Porter, Jr.

Frida Finkbeiner (signature) — Madalynne R. Porter (signature)

Frida Finkbeiner — Madalynne R. Porter

STATE OF ~~TENNESSEE~~ Oakland
~~Davidson~~ **County**

Personally appeared before me, Theodore H. Feldkamp, **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 23rd **day of** 7-? , 19

Commission expires Oct 3, 1958 — T. H. Feldkamp, **Notary Public** Oakland County, Michigan

Theodore H. Feldkamp (signature)

PG 127