K 2487

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, including the assumption by the grantee, Ernestine Johnson of a loan in the approximate amount of $5400.00, payable $44.77 per month, same being secured by note and vendor's lien retained in installment deed of record in Book 1392, page 154, Register's Office for Davidson County, Tennessee, against the herein conveyed property,

We, Thomas A. Flake and wife, Kathryn Thomas Flake, have bargained and sold, and by these presents do transfer and convey unto the said Ernestine Johnson her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 67 on the Map of the Subdivision of the E. B. Craig Property, being a subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's, office for said County,

Said Lot No. 67 fronts 50 feet on the westerly side of Baxter Street and runs back between parallel lines 143 feet 1 inch on the north line and 142 feet 2 inches on the south line to a dead line.

The above described property is conveyed subject to restrictive covenants of record in Book 971, page 322, said Register's Office. Being the same property conveyed to Thomas A. Flake and wife, Kathryn Thomas Flake, by deed from Mrs. Emily Hudson, of record in Book 1392, page 154, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernestine Johnson her heirs and assigns, forever.

And we do covenant with the said Ernestine 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 as above set forth.

And we, Thomas A. Flake and wife, Kathryn Thomas Flake do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernestine Johnson her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of December 1955

Thomas A. Flake

Kathryn Thomas Flake

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. C. Finley, a Notary Public in and for said County, the within named Thomas A. Flake and wife, Kathryn Thomas Flake, 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 Nashville, Tennessee, this 10th day of December 1955

My Commission Expires Aug. 2, 1958

R. C. Finley
Notary Public

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