2488

16922

WARRANTY DEED

FROM

Emma Tidwell

84006

TO

Charles E. Johnson et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN A.D. 1956 at 730 o'clock A M.
Noted in Book 21 Page 442
Recorded in Book ____ Page ____
Recording Fee $ 2.21
JAMES P. WILSON, Register
By ____ Dep. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103

For and in Consideration of the sum of Seven Thousand ($7,000.00) and no/100 - DOLLARS

Cash, paid by Charles E. Johnson and wife, Maggie Pardue Johnson, the receipt of which is hereby acknowledged.



I, Emma Tidwell, a widow have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Johnson and wife, Maggie Pardue Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the 13th, formerly the 23rd, Civil District of said County, to-wit:

Being Lot No. 22 on the map of J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows: Beginning at the northwest corner of Hydes Ferry Road and Ashton Avenue, being the southeast corner of said Lot No. 22; thence with the westerly margin of said Road, northwardly 80 feet to the corner of lots Nos. 21 and 22; thence with the line between said two lots westwardly 180 feet to the easterly line of Lot No. 20; thence with the line between lots Nos. 20 and 22 southerly 80 feet to the northerly margin of Ashton Avenue; thence with said Avenue, eastwardly 180 feet to the beginning, and being the same property conveyed to Emma Tidwell, by deed from Dave H. Jones and wife, Janie Jones, of record in book 2137, page 88, Register's Office for said County.

This conveyance is made subject to ten-foot easement for public utilities along the rear line of premises, 41-foot building setback line from Hydes Ferry Road and conditions of owners certificate, as shown on the unrecorded plan of J. J. Holzapfel's subdivision.

449