K 2498

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees herein, Ernest F. Johnson and wife, Edna G. Johnson, have assumed and agreed to pay the balance of a note dated June 26, 1954, in the original principal amount of $8,700.00, and payable to the order of First Federal Savings and Loan Association in monthly installments of $38.09 each, including principal and interest at the rate of 4½% per annum, which note is secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 2268, page 131, Register's Office for Davidson County, Tennessee,

we, P. F. Harlan and H. L. Brice have bargained and sold, and by these presents do transfer and convey unto the said Ernest F. Johnson and wife, Edna G. Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 36 of Block "D" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to P. F. Harlan and H. L. Brice by deed from Willard E. Edwards and wife, Dora C. Edwards, of record in Book 2495, page 221, Register's Office for Davidson County, Tennessee.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest F. Johnson and wife, Edna G. Johnson, their heirs and assigns, forever.

And we do covenant with the said Ernest F. Johnson and wife, Edna G. 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 aforesaid and 1956 property taxes which are to be paid by grantors.

And we, P. F. Harlan and H. L. Brice do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest F. Johnson and wife, Edna G. Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of March, 19 56

P. F. Harlan

H. L. Brice

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