BK 2536

**WARRANTY DEED**

**For and in consideration of the sum of** Thirteen Thousand Two Hundred Fifty and No/100 -----
----------$13,250.00 ----------**DOLLARS**
Cash in hand paid by Napoleon Johnson, the receipt of which is hereby acknowledged, we

N. H. Barker and Herschel Greer

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Napoleon Johnson (Unmarried)
his **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. 68 on the Map of Haynes Heights Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.
Said Lot No. 68 fronts 112 feet on the west side of Gardner Lane, and runs back 345 feet on the north line, and 345 feet on the south line, to a dead line measuring 112.5 feet thereon.
Being part of the same property conveyed to N. H. Barker, and Herschel Greer, by deed from L. H. Jordan and wife, of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 2445, page 301, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, pages 58 and 59, said Register's Office, which shows a 50 foot building setback line from Gardner Lane, a 10 foot easement for public utilities, and an anchor easement 2.5 x 20 feet at the southeast corner.

The said Herschel Greer having full power to convey the above described property as granted him in Deed of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

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

And we do covenant with the said Napoleon 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, N. H. Barker and Herschel Greer
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Napoleon Johnson
_____ his heirs and assigns against the lawful claims of all persons, whomsoever.

**Witness** my hand this 20th **day of** April, 19 56

Herschel Greer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a **Notary Public** in and for said County and State, the within named Herschel Greer
the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

**Witness** my hand and official seal at office this 20th **day of** April, 19 56

Commission expires _____

A. M. Tenison
**Notary Public**

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