BK 2536

WARRANTY DEED

For and in consideration of the sum of Thirteen Hundred Seventy-five and 00/100 ($1375.00) DOLLARS cash in hand paid by Ben Conn receipt of which is hereby acknowledged We, William Raymond Johnson and wife Ruby Johnson [redacted] have bargained and sold, and by these presents do transfer and convey unto the said Benn Conn his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the lot # 9, in the map of J. J. Holzapfels subdivision, Bordeaux, Tennessee, not of record; described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:
Beginning on the Northerly margin of Elizabeth Street at a point 100 ft. East of the property conveyed to Frank Dye and wife, by deed from J. J. Holzapfel and wife, of record in book 1584, page 528, Registers Office for said county, being the corner of lots 9 and 10, thence with the line between said two lots Northerly 156.15 ft. to the Southerly line of R. Walter Cundall's property, thence with said line Easterly 100 ft. to the corner of lots 8 and 9; thence with the line between said 2 lots Southwardly 156.15 ft. to the Northerly margin of Elizabeth St; thence with said street Westwardly 100 ft. to the beginning, (being the same property conveyed to Raymond Johnson and wife, Ruby Johnson, by deed from J. J. Holzapfel and wife, Alma T. Holzapfel by deed of record in book 1809, page 557, Register's office. This conveyance is made subject to easement for public utilities and 30 ft. building set-back line as shown on said survey made by Watkins and Murray, surveyors, March 2, 1949. The undersigned William Raymond Johnson is the same Raymond Johnson referred to in Book 1809, page 557, 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 Ben Conn his heirs and assigns, forever.

And we do covenant with the said Ben Conn 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 for current taxes which are pro-rated and assumed by the grantee.

And we, William Raymond Johnson and Wife, Ruby Johnson do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Benn Conn his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of April, 19 50

X William Raymond Johnson

X Ruby Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, 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 _____ day of _____, 19____

Commission expires _____

_____
Notary Public

PG 575