K 2540

For and in consideration of the sum of $ -

ONE THOUSAND EIGHT HUNDRED ELEVEN AND NO/100 ($1,811.00) - -DOLLARS

cash in hand to us paid by James F. Johnson and wife, Elizabeth Johnson, the receipt of which is hereby acknowledged, and the assumption and agreement to pay by the said James F. Johnson and wife, Elizabeth Johnson, the unpaid balance, principal, and interest on a promissory note dated January 29, 1953, in the principal sum of TEN THOUSAND FOUR HUNDRED AND NO/100 ($10,400.00) DOLLARS, executed by us, payable to the order of Murphree Mortgage Company, with interest at the rate of four (4%) per cent per annum, both principal and interest payable in monthly installments of FIFTY-FOUR AND 91/100 ($54.91) DOLLARS each, beginning March 1, 1953, and secured by a Deed of Trust to Ferriss C. Bailey, Trustee, of record in Book 2164, Page 107, Register's Office for Davidson County, Tennessee,

we, Thomas M. Davis and wife, Sara S. Davis,
have bargained and sold, and by these presents do transfer and convey unto the said James F. Johnson and wife, Elizabeth Johnson,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the North 46 feet front and rear of Lot No. 3 and the Southerly 54 feet front and 53 feet rear of Lot No. 4 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, Page 13, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the West side of Highway No. 100, and run back between lines 220 feet, more or less, on the Southerly line of part of Lot No. 3, and 226 feet, more or less, on the Northerly line of Part of Lot No. 4 to the right-of-way of the N. C. & St. L. Railroad on which they measure 99 feet.

Being the same property conveyed to Thomas M. Davis and wife, Sara S. Davis, by deed from Reece Contracting Company, as of record in Book 2107, Page 575, 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 James F. Johnson and wife, Elizabeth Johnson, their heirs and assigns, forever.

And we do covenant with the said James F. Johnson and wife, Elizabeth 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 by the aforementioned Deed of Trust of record in Book 2164, Page 107, & the 1956 County taxes, which are assumed by the grantees herein.

And we, Thomas M. Davis and wife, Sara S. Davis, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James F. Johnson and wife, Elizabeth Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of May, 1956

Thomas M. Davis

Sara S. Davis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. J. Hofstetter, a Notary Public in and for the County and State aforesaid named Thomas M. Davis and wife, Sara S. Davis, the bargainor, 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 office in Nashville, Tennessee, this 27th day of May, 1956

Commission expires Jan. 25, 1960

W. J. Hofstetter
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of MAY A.D. 1956 at 12 o'clock M.
Noted in Book 2 Page 171
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By
Doc. No.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HOFSTETTER & HOFSTETTER

WARRANTY DEED

FROM

4344

TO

12

G 4