WARRANTY DEED

For and in consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - - - - ($10.00) - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Granville Edwin Truett and wife, Hilda S. Truett,

have bargained and sold, and by these presents do transfer and convey unto the said A. H. Johnson and wife, Malvin Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, known as a part of tract 3 of the T. F. Donnelly Lands, not of record, and shown on a copy of a survey made by Z. J. Wilkinson, surveyor, and being likewise known as a part of an unnumbered tract marked "F.F. Bruer, Sr." and shown on the Plan of Miro Meadows, 2nd Addition, as of record in Book 1424, page 112, Register's Office for said County, and described as follows: Beginning at a point in the north margin of Thompson Place at a concrete monument at the southeast corner of Lot No. 284 of said Miro Meadows Subdivision; thence with the west line of same, north 6° 37' east 200 feet to the south line of Lot No. 298; thence with the south line of the same, westerly 73.4 feet to a point; thence southerly 200.1 feet to the north margin of Thompson Place; thence with the margin of the same Easterly 80 feet to the point of beginning.
Being the same property conveyed to Granville Edwin Truett and wife, Hilda S. Truett, by deed from Joe Zeitlin and wife, of record in Book 1807, page 231, Register's Office for said County.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. H. Johnson and wife, Malvin Johnson, their heirs and assigns, forever.

And we do covenant with the said A. H. Johnson and wife, Malvin 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, subject to deed of trust to Kimbrough Phillips Company of record in Book 1820, page 59, R.O.D.C., Tennessee.

And we, Granville Edwin Truett and wife, Hilda S. Truett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. H. Johnson and wife, Malvin Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of July, 1956

Granville Edwin Truett

Hilda S. Truett

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 Granville Edwin Truett and wife, Hilda S. Truett, the bargainors, 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, this 31st day of July, 1956.

Commission expires, [illegible] 1957

A M Tenison
Notary Public