K 2549

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Eight Hundred Fifty and No/100 ----
----$11,850.00 ----**DOLLARS**
Cash in hand paid by Granville Edwin Truett and wife, Hilda S. Truett, the receipt of which is hereby acknowledged, we,

A. H. Johnson and wife, Malvin Johnson

have **bargained and sold, and by these presents do transfer and convey unto the said** Granville Edwin Truett and wife, Hilda S. Truett

their **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. 52 on the Map of Happy Acres Subdivision, as of record in Book 2331, page 63, Register's Office for said County. Said Lot No. 52 fronts 80 feet on the easterly side of Colfax Drive and runs back 125 feet on the north line and 167 feet on the south line to a dead line, measuring 102.8 feet thereon.
Being a part of the same property conveyed to A. H. Johnson, by deed from Ewing O. Harper, Jr., and wife, of record in Book 2489, page 387, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2447, page 557, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 63, said Register's Office, which shows a 40 foot set back line from Colfax Drive, a 10 foot easement along the southerly and rear lines for utilities and an anchor easement 2.5 x 20 feet at the northwest corner.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Granville Edwin Truett and wife, Hilda S. Truett their **heirs and assigns, forever.**

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

Witness our **hand** s **this** 31st **day of** July **, 19** 56

Malvin Johnson A H Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named A. H. Johnson and wife, Malvin Johnson

the bargainor s, 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, 19 56

Commission expires February 4, 1957 Notary Public

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