K 2591

WARRANTY DEED

For and in consideration of the sum of . . . . . $10.00 . . . . . Ten & 00/100 . . . . . DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, we, William Leon Barnes and wife, Lottie E. Barnes,

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:

Being Lot 174 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said county, described as follows:

Beginning at a point in the northerly margin of Kermit Drive at the corner of Lots 173 and 174; thence with the line between said lots northerly 145.5 feet to the south line of Lot 175; thence with the line between Lots 174 and 175, westerly 84 feet to the east margin of Aladdin Drive; thence with the margin of the same, southerly 123.1 feet to the beginning of a curve; thence around said curve, southeasterly 30.63 feet to the north margin of Kermit Drive; thence with the margin of the same, easterly 50.89 feet to the beginning.

Being part of the property conveyed to A. G. M. Homes, Inc. by deed from H. H. Richardson, Trustee, et al, of record in Book 1678, page 479, said Register's Office; and

Being the same property conveyed to William Leon Barnes and wife, Lottie E. Barnes, by deed from A. G. M. Homes, Inc., and recorded in Book 1726, page 239, Register's Office for said county.

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, except deed of trust of record in Book 1708, page 333, R.O.D.C., Tennessee, in favor of Guaranty Mortgage Company.

And we, William Leon Barnes and wife, Lottie E. Barnes, 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 15th day of August, 1956

William Leon Barnes

Lottie E. Barnes

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 William Leon Barnes and wife, Lottie E. Barnes

the bargainers, 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 15th day of August, 1956

Commission expires FEBRUARY 24, 1957.

A. M. Tenison
Notary Public

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