K 2592



For and in consideration of the sum of $ 12,317.02- - - - - - - - - - - - - - - - - -

TWELVE THOUSAND THREE HUNDRED & SEVENTEEN & 02/100- - - - - - - - - - DOLLARS

paid and to be paid by William Richard Johnson and wife, Dorothy Jean Johnson, as follows:
$1,700.00 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $10,617.02 representing the principal unpaid balance and interest to date on a note by the Grantors herein, secured by deed of trust of record in Book 2413, page 491, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Co. of Nashville in monthly installments of $60.60 each, which amounts include interest at the rate of 4½% per annum, the said Grantees do agree, as evidenced by their acceptance of this instrument, to assume payment of said indebtedness to the lawful owner and holder of said note; we, Ralph A. Minshall, Sr. and wife, Florence E. Minshall, - - -

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM RICHARD JOHNSON AND WIFE, DOROTHY JEAN 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 No. 69 on the map of Marlin Meadows, Section Four, as of record in Book 2133, page 66, Register's Office for said County.
Said lot fronts 110 feet on the southerly side of Evergreen Trail and runs back 246 feet on the west line and 258 feet on the east line to a dead line in the rear, measuring 110.5 feet thereon.
Being the same property conveyed to Ralph A. Minshall, Sr. and wife, Florence E. Minshall, by deed from Harry C. Marlin, an unmarried man, of record in Book 2400, page 329, said Register's Office.
Taxes for the current year are assumed and will be paid by the Grantees.
Included in the above consideration is the transfer of all escrow funds held by loaning agency servicing above described note to Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Richard Johnson and wife, Dorothy Jean Johnson, their heirs and assigns, forever.

And I we do covenant with the said William Richard Johnson and wife, Dorothy Jean 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, excepting note above mentioned and current taxes; payment of each being specifically assumed by the Grantees.

And We, the Grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Richard Johnson and wife, Dorothy Jean Johnson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of August 1956

STATE OF TENNESSEE
Davidson County

Personally appeared before me [illegible] a Notary Public in and for said County and State, the within named Ralph A. Minshall, Sr. and wife, Florence E. Minshall, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 22nd day of August, 1956

Commission expires April 26, 1958

W. W. Ford
Notary Public

WARRANTY DEED
FROM
RALPH A. MINSHALL, SR., et ux
TO
WILLIAM RICHARD JOHNSON et ux
15065

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