K 2596

WARRANTY DEED

For and in consideration of the sum of ($10.00)

TEN & NO/100 DOLLARS

CASH in hand paid by William H. Toombs and wife, Edna D. Toombs, and other good and valuable consideration, 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 WILLIAM H. TOOMBS AND WIFE, EDNA D. TOOMBS,

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. 55 on the Plan of Happy Acres, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 is described as follows: Beginning at a point on the westerly margin of Colfax Drive, common corner of Lots Nos. 55 and 56; thence with the line between said two lots, in a westerly direction, 123.1 feet to their common rear line; thence in a southerly direction, 110.5 feet to the northerly margin of Elm Hill Pike; thence with the margin of said Pike, in an easterly direction, 105 feet to the beginning of a curve; thence around said curve in a northeasterly direction, 39.91 feet to a point in the westerly margin of Colfax Drive; thence with said Drive, in a northerly direction, 102.74 feet to the point of beginning.

Being part of the property conveyed to A. H. Johnson, by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, of record in Book 2489, page 387, Register's Office for Davidson County, Tennessee.

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 H. TOOMBS AND WIFE, EDNA D. TOOMBS, their, heirs and assigns, forever.

And We do covenant with the said William H. Toombs and wife, Edna D. Toombs, 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.

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 William H. Toombs and wife, Edna D. Toombs, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of October, 1956

A. H. Johnson

Malvin Johnson

G 521