For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated August 31, 1956, executed by the grantors herein, payable to Murphree Mortgage Company for the original sum of $11,100.00, with interest at 4½% per annum, both principal and interest payable $61.72 monthly, beginning October 1, 1956, balance September 1, 1956, and secured by Deed of Trust of record in Book 2564, page 319, Register's Office for Davidson County, Tennesssee, said debt having since been assigned to Union Dime Savings Bank, by an instrument of record in Book 2570, page 562, said Register's Office,

we, ALBERT BRUCE AND WIFE, MADELENE V. BRUCE,

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

H. B. JOHNSON AND WIFE, VELMA ANN 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. 30 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 30 fronts 166.3 feet on the northerly side of Coventry Drive and runs back between lines, 222 feet on the easterly line and 360.4 feet on the westerly line, to a dead line in the rear on which it measures 218.8 feet.

Being the same property conveyed to Albert Bruce and wife, Madelene V. Bruce, by deed from Biltmore Homes, Inc., as of record in Book 2592, page 637; said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2435, page 360; said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. B. JOHNSON AND WIFE, VELMA ANN JOHNSON their heirs and assigns, forever.

And we do covenant with the said H. B. JOHNSON AND WIFE, VELMA ANN 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.

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 grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of November, 19 56

Albert Bruce

Madelene V. Bruce

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richardson, a Notary Public in and for said County and State, the within named Albert Bruce and wife, Madelene V. Bruce

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 Nashville, Tennessee, this 28th day of November, 19 56

My Commission expires April 23, 1958

L. D. Richardson
Notary Public

G-113248-gh

Warranty Deed

FROM 2-1031
ALBERT BRUCE ET UX

TO
H. B. JOHNSON ET UX

Tax Commission Stamps
REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of NOV A.D. 1956 at 12:15 o'clock P.M.
Noted in Book 87 Page 21
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Finch Dpt. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE