K 2604

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------($10.00)---------- Ten and no/100 ---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Paul W. Kerr and wife, Robbie Frances Kerr

have bargained and sold, and by these presents do transfer and convey unto the said A. H. Johnson and wife, Kelvin Johnson 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. 35 of Block "B" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 35 fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul W. Kerr and wife, Bob ie Frances Kerr, by deed from Bob ie Lone Downing and husband, of record in Book 2274, page 567, 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 A. H. Johnson and wife, Kelvin Johnson their heirs and assigns, forever.

And we do covenant with the said A. H. Johnson and wife, Kelvin 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, subject to: deed of trust, of record in Book 2261, page 575, R.O.D.C., Tenn., securing Manchee Mortgage Company the balance of $7,946.71.

And We, Paul A. Kerr and wife, Robbie Frances Kerr 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, Kelvin Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 day of November, 19 56

Paul W. Kerr

Robbie Frances Kerr

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