K 2633

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of * * * * TEN DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS * DOLLARS ($ 10.00),

Cash in hand paid by John Henry Upham III and wife, Kathleen Cloud Upham, receipt of which is hereby acknowledged,

Floyd V. Johnson and wife, Dudley A. Johnson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John Henry Upham III and wife, Kathleen Cloud Upham

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42 on the Plan of Sneed Estates as of record in Book 2132, pages 10 and 11, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 42 fronts 136 feet on the westerly side of Wallace Lane, and runs back between lines measuring 302.3 feet on the northerly line and 304.7 feet on the southerly line to a dead line in the rear on which it measures 136 feet.

Being the same property conveyed to Floyd V. Johnson and wife, Dudley A. Johnson by deed from Louis F. Cole and wife, Miriam Hoover Cole, of record in Book 2414, page 142, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of December, 1956

Floyd V. Johnson

Dudley A. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elbert C. Gaston, a Notary Public in and for the State and County aforesaid, personally appeared the within named Floyd V. Johnson and wife, Dudley A. Johnson, the bargainor, 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, the 28th day of December, 1956

My commission expires: January 22, 1957

Notary Public

WARRANTY DEED

From

Floyd V. Johnson and wife, Dudley A. Johnson

To

John Henry Upham III and wife, Kathleen Cloud Upham

FILED GASTON REALTY CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of Jan. at 11 AM A.D. 1957
Noted in Book 42 Page 363
Recorded in Book 2457 Page 198
Recording Fee $2.00
JAMES P. WILSON, Register
By D.C. King

NASHVILLE TITLE COMPANY
"Title"
TENNESSEE

PG 198