TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 1,650.00

ONE THOUSAND SIX HUNDRED FIFTY AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and the further consideration that the property hereinafter conveyed is subject to the unpaid balance of a note executed by Douglas A. Eaker and wife, Lena M. Eaker, dated January 11, 1952, payable to Guaranty Mortgage Company of Nashville, for the original sum of $10,000.00, with interest at 4% per annum, both principal and interest payable $52.80 monthly, beginning February 1, 1952, balance due January 1, 1977, and secured by Deed of Trust of record in Book 2067, page 429, Register's Office for Davidson County, Tennessee; said note having since been assigned to Worcester Federal Savings and Loan Association by an instrument of record in Book 2227, page 199, said Register's Office,

we, DOUGLAS A. EAKER AND WIFE, LENA M. EAKER,

have bargained and sold, and by these presents do transfer and convey unto the said A. H. JOHNSON AND WIFE, MALVIN 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. 180 on the Map of Maplecrest, as of record in Book 1835, page 27 and 28, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr. Surveyor, dated November 17, 1951, as follows:
Said Lot No. 180 fronts 80 feet on the northerly side of Maplecrest Drive and runs back 236 feet on the easterly line and 272.6 feet on the westerly line, which is a broken line, to a dead line, measuring 74 feet thereon.
Being the same property conveyed to Douglas A. Eaker and wife, Lena M. Eaker, by deed from J. R. Coarsey, as Substitute Trustee, of record in Book 2033, page 313, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1874, page 452, 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, MALVIN JOHNSON their heirs and assigns, forever.

And we do covenant with the said A. H. JOHNSON AND WIFE, MALVIN 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 hand s this 20th day of December, 19 56

Douglas A. Eaker

Lena M. Eaker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John W. Keathley, a Notary Public in and for said County and State, the within named DOUGLAS A. EAKER AND WIFE, LENA M. EAKER

the bargainer s 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 20th day of December, 19 56

Commission expires April 28 1959

John W. Keathley
Notary Public

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