K 2634

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, Alois H. Kerr and wife, Ruth H. Kerr

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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 96 feet on the southerly side of Emery Drive and runs back between lines 115 feet on the westerly side and 127.9 feet on the easterly side to a dead line in the rear and measures 96.6 feet thereon.

Being the same property conveyed to Alois H. Kerr and wife, Ruth H. Kerr, by deed from A. H. Johnson and wife, of record in Book 2442, page 467, 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, subject to deed of trust of record in Book 2427, page 427, securing Guaranty Mortgage Company the original principal sum of $9,900.00.

And we, Alois H. Kerr and wife, Ruth H. 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, Malvin Johnson

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

Witness our hands this 8th day of January, 19 57

X Alois H. Kerr

X Mrs. Ruth H. Kerr

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