K 2649

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ---------- DOLLARS

---------- TEN AND 00/100 ----------

cash in hand to us paid by Wallace L. Clark and wife, Josephine P. Clark, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, James Johnson and wife, Betty Johnson,
have bargained and sold, and by these presents do transfer and convey unto the said Wallace L. Clark and wife, Josephine P. Clark, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northerly 104 feet of the Southerly 156 feet front and the northerly 104 feet of the southerly 156 feet rear of Lot No. 2, of Block "C" on the Revised Plan of Highlands, of Belle Meade No. 2, of record in Book 243, page 15, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Highway No. 100 at the southeasterly corner of the property conveyed to Lewis F. Collier and wife, by deed from Reese Contracting Company, of record in Book 2199, page 706, said Register's Office, said point also being 45 feet southerly from the northeast corner of said Lot No. 2; thence with Collier's southerly line westerly 200 feet, more or less, to the easterly right-of-way line of the Nashville, Chattanooga & St. Louis Railroad right-of-way; thence with said railroad right-of-way southerly 104 feet to a point, which point is 51 feet northerly from the southwest corner of said Lot No. 2; thence easterly 190 feet, more or less, to a point in the westerly line of Highway No. 100; thence with the margin of the same northerly 104 feet to the point of beginning.

Being the same property conveyed to James Johnson and wife, Betty Johnson, by deed from Henry Neuhoff, of record in Book 2487, page 531, and by deed of correction of record in Book 2648, page 250, said Register's Office.

This conveyance is made subject to restrictive covenants in deed of record in Book 1360, page 217, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wallace L. Clark and wife, Josephine P. Clark, their heirs and assigns, forever.

And we do covenant with the said Wallace L. Clark and wife Josephine P. Clark 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, except by 1957 County taxes which are prorated and assumed by the Grantees.

And we, James Johnson and wife, Betty Johnson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wallace L. Clark and wife, Josephine P. Clark, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of May, 19 57.

X James Johnson

X Betty Johnson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W. S. Hofstetter, a Notary Public in and for said County and State, the within named James Johnson and wife, Betty Johnson, 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 28 day of May, 19 57.

W. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan. 27, 1960

W. S. Hofstetter
Notary Public

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PG 141