K 2695

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the ~~XXXXXX~~ love and affection which I have for my son and daughter-in-law, Kelley F. Johnson and wife, ~~XXXXXXXX~~ Frances M. Johnson,

I, Vora Johnson Coleman,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Kelley F. Johnson and wife, Frances M. Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A small tract of land in the 5th Civil District of Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated February 8, 1955, as follows:

Beginning at a stake in a fence line on the north margin of Paragon Mills Road; at the east corner of the original tract conveyed to Johnson, by deed of record in Book 1290, page 647, Register's Office for said County; thence along the margin of said Road, north 50° 15' west 210 feet to a stake in fence line; thence along said fence, north 40° 15' east 275 feet, more or less to the intersection of the first mentioned fence; thence along first mentioned fence, south 3° 45' west 352 feet to the point of beginning, being triangular in shape.

Being part of the property conveyed to Vora Johnson; she having since re-married and is now Vora Johnson Coleman, by deed from Bruce Luttrell, as of record in Book 1290, page 647, said Register's Office.

The parties hereto expressly agree that the grantor, her heirs and assigns, may enjoy the use of such water from the well located on the property herein described as may be needed for the adjacent properties presently belonging to the grantor, and the grantees herein grant, bargain and sell for a valuable consideration unto the grantor herein, her heirs and assigns, an easement and right, use and privilege to draw and use from said well, for the purposes aforesaid, all water which may be required for the adjacent land with right to grantor, her heirs and assigns, of ingress and egress, over and upon the land of the grantees for the purpose of keeping in repair the pipes as aforesaid.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelley F. Johnson and wife, Frances M. Johnson, their heirs and assigns, forever.

And I do covenant with the said Kelley F. Johnson and wife, Frances M. Johnson, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for current taxes, which the grantees agree to assume.

And I, Vora Johnson Coleman, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Kelley F. Johnson and wife, Frances M. Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of August, 1957.

Vora Johnson Coleman

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