K 2735

WARRANTY DEED

For and in consideration of the sum of Thirty Seven Thousand Five Hundred ($37,500.00) DOLLARS

Cash in hand paid to me, Ward Hudgins, Trustee, receipt of which is hereby acknowledged, by James Leo Johnson and wife, Martha Jane Johnson, I, Ward Hudgins, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said James Leo Johnson and wife, Martha Jane Johnson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, composed of four parts of lot No. 10 on the map of the First Subdivision of West Meade, as of record in book 421, pages 156 and 157, Register's Office for said county, described together as follows: Beginning in the center of the Harding Road, at the southwest corner of said lot No. 10; thence along the center of said Harding Road, north 35° 56' east 747 feet to a point in same on a line with the southerly margin of West Meade Drive; thence along the southerly margin of West Meade Drive, north 64° west 400 feet, more or less, to its intersection with the easterly margin of Haverford Avenue, as shown on the Bransford Realty Company's Subdivision of a part of lot No. 10, West Meade Subdivision, as of record in book 547, page 142, said Register's Office; thence in a westerly direction along the southerly margin of Haverford Avenue 329 feet to the southeast corner of lot No. 14 on said subdivision; thence along the southerly line of said lot No. 14, south 30° 15' west 400 feet to its southwest corner in the westerly line of said lot No. 10; thence along said line, south 55¼° east 500 feet to the beginning.
Being the same real property conveyed to Ward Hudgins, Trustee, by deed from Frank B. Welch, Trustee, dated December 10, 1957, filed December 10, 1957, and recorded in book 2706, page 440, said Register's Office.

Delivery of possession of said real property is controlled by the contract of sale had between the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Leo Johnson and wife, Martha Jane Johnson their heirs and assigns, forever.

And I do covenant with the said James Leo Johnson and wife, Martha Jane 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 taxes.

And I, Ward Hudgins, Trustee,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Leo Johnson and wife, Martha Jane Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand on this 20th day of January, 1958

Ward Hudgins, Trustee

STATE OF TENNESSEE
-Davidson County

Personally appeared before me, Nilie Greer, a Notary Public in and for said County and State, the within named Ward Hudgins, Trustee

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of January, 1958

My Commission Expires Oct 28, 1961

Nilie Greer
Notary Public

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