K 2747

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Four Thousand Three Hundred Thirty One ($4,331.09) and 09/100 DOLLARS cash in hand to us paid, the receipt of which is hereby acknowledged, and for the further assumption of a 1st mortgage in the principal amount of Seven Thousand Nine Hundred Eighteen dollars ($7,918.91) and ninety one cents by T. Clinton Derricks and wife, Amanda Derricks,

we, A. P. Johnson Sr. and wife, Sadie Ruth Johnson have bargained and sold, and by these presents do transfer and convey unto the said T. Clinton Derricks and wife, Amanda Derricks 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 the west 86 feet of Lot No. 377 on the Map of McGavock, Wetmore and Other's Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for said County.

Said part of said Lot No. 377 fronts 86 feet on the north side of Cockrill Street and runs back between parallel lines, along the east margin of 17th Ave., North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to A. P. Johnson Sr., and wife, Sadie Ruth Johnson, by deed from Catherine Telliver and husband, James Wade Telliver, of record in Book 2595, page 473, 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 T. Clinton Derricks, and wife, Amanda Derricks their heirs and assigns, forever.

And we do covenant with the said T. Clinton Derricks and wife, Amanda Derricks 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 which is mentioned above.

And we, A. P. Johnson Sr., and wife, Sadie Ruth 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 T. Clinton Derricks and wife, Amanda Derricks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of April, 19 58

A. P. Johnson Sr.

Sadie Ruth Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Cayness L. Ennix, a Notary Public in and for said County and State, the within named A. P. Johnson Sr., and wife Sadie Ruth Johnson the bargainor 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 office, this 29th day of April, 19 58

Commission expires Nov. 7, 1959

Cayness L. Ennix
Notary Public

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