K 2800

For and in consideration of the sum of TEN AND NO/100 ***
DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAE WINDROW ESPEY, joined by her husband, BEN K. ESPEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
LUTHER L. JOHNSON, JR. and wife, MARY R. JOHNSON, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of A. C. Dudley's Subdivision, as of record in Book 161, page 10, Register's Office for said County.

Said lot No. 11 fronts 50 feet on the northerly side of Cass, formerly "A" Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mae Windrow Espey by deed from M. A. Cobb and wife, of record in Book 1132, page 344, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 14th day of August, 1958

Mae Windrow Espey
Ben K Espey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert Edmund Bainbridge, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mae Windrow Espey and husband, Ben K. Espey, 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 Nashville, Tennessee, this, the 14th day of August, 1958

Robert Edmund Bainbridge
Notary Public

My commission expires:
My Commission Expires Jan. 23, 1960

File Rear Jack

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 15 day of AUG A.D. 1958 at 1:48 o'clock P M
Noted in Book 50 Page 838
Recording Fee ____ Page 202
JAMES P. WILSON, Register
By ____ D.C.

WARRANTY DEED
MCB&F
From
MAE WINDROW ESPEY ET VIR
To
LUTHER L. JOHNSON, JR., ET UX

93236

G 464