K 2880

For and in consideration of the sum of $ 10.00 ——TEN AND NO/100—— DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, W. T. JOHNS AND WIFE, LILLIAN JOHNS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM JOSEPH NEIMS AND WIFE, JOYCE NICHOLS NEIMS 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 14th Civil District of said County and State, being part of Tract II of the O. G. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract II and described according to a copy of a survey made May 21, 1957, by C. J. Carney, Surveyor, as follows:
BEGINNING at a point in the center line of Bernard Road, at the corner of Lots Nos. 4 and 5; said point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lots Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.
Being part of the property conveyed to W. T. Johns and wife, Lillian Johns, by deed from O. G. Johns, as of record in Book 2539, page 299, 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 WILLIAM JOSEPH NEIMS AND WIFE, JOYCE NICHOLS NEIMS, their heirs and assigns, forever.

And we do covenant with the said WILLIAM JOSEPH NEIMS AND WIFE, JOYCE NICHOLS NEIMS, 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.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of February, 19 59

X Lillian Johns

X W. T. Johns

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Ona A Owens, a Notary Public in and for said County and State, the within named W. T. Johns and wife, Lillian Johns, 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 White's Creek, Tennessee, this 14 day of February, 19 59.

My Commission expires Nov. 17, 1962

Ona A Owens
Notary Public

23037

Warranty Deed

From W. T. JOHNS, ET UX.

To WILLIAM JOSEPH NEIMS, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAR A.D. 1959 at 1:26 o'clock P.M.
Noted in Book 92 Page 473
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Published by TENNESSEE TITLE COMPANY

[redacted]

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