K 2884

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, James Leo Johnson and wife, Martha Johnson

have bargained and sold, and by these presents do transfer and convey unto the said Warren G. Bailey and wife, Jane I. Bailey, 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 northerly 150 feet of lot No. 7 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2 as of record in book 843, page 18, Register's Office for said County.
Said part of lot No. 7 fronts 150 feet on the westerly side of Highway No. 100 and extends back between parallel lines 250 feet, more or less, to the easterly right-of-way line of the N.C. & St.L. Railroad, measuring 150 feet, more or less, thereon.
Being the same real property conveyed to James Leo Johnson and wife, Martha Johnson, by two deeds from Henry Neuhoff, one dated July 9, 1948, filed July 21,1948, and recorded in book 1633, page 344, and the other dated July 9, 1948, filed December 2, 1948, of record in book 1675, page 349, said Register's Office.

This conveyance is made subject to easement of record in Book 326, page 452, Register's Office for Davidson County, Tennessee, and reservation for a right-of-way for the present water main which leads from what is known as the Cheek Spring House on the west side of Highway No. 100 to what is generally known as Cheekwood, with the right of ingress and egress to repair said water main, as set out in the deed from Leslie Cheek,Jr., et al, to E. E. Murrey, of record in book 1303, page 693, Register's Office for Davidson County, Tennessee, and restrictions of record in book 1360, page 217, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren G. Bailey and wife, Jane I. Bailey, their heirs and assigns, forever.

And we do covenant with the said Warren G. Bailey and wife, Jane I. Bailey, 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, James Leo Johnson and wife, Martha 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 Warren G. Bailey and wife, Jane I. Bailey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 8th day of April, 1959.

James Leo Johnson

Martha Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for the State and County aforesaid, the within named James Leo Johnson and Martha Johnson 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 8th day of April, 1959.

Hugh J. Bradley
Notary Public

My Commission Expires April 21, 1959.

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