K 2962

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REAU E FOLK JR FORM

**WARRANTY DEED** 8-18-731

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,

I/We RUBY LEE NEELY BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEE ROY JOHNSON and wife, ADDIE DeeJOHNSON, ***

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:

Being Lot No. 105 on the plan of Trimble's First Addition to Nashville, as of record in Book 19, page 226, Register's Office for said County.

Said Lot No. 105 fronts 50 feet on the southerly side of Trimble Street, formerly the old Murfreesboro Road, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frances Neely by deed from Harry Diamond and wife, of record in Book 1369, page 337, said Register's Office.

The said Frances Neely died intestate on March 1, 1958, leaving as her only heirs at law her two dauchters, and only children, the within named grantor, Ruby Lee Neely Brown, and Rosie Etta Neely Sweat. By separate deed, which is being recorded simultaneously herewith, the said Rosie Etta Neely Sweat conveyed all her right, title and interest in and to the said property to the said Ruby Lee Neely Brown.

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, except for taxes for 1959 which have been prorated and assumed by the grantees.

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 24th day of September, 1959.

Ruby Lee Neely Brown

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, REAU E FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruby Lee Neely Brown, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of September, 1959.

Notary Public

My commission expires: July 23, 1962

REAU E. FOLK JR. NOTARY PUBLIC DAVIDSON CO. TENN.

**WARRANTY DEED**
MC&F

From RUBY LEE NEELY BROWN

To LEE ROY JOHNSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 29 day of SEP A.D. 1959 at 8:24 o'clock A M.
Noted in Book 46 Page 168
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By [signature] D.R.

DOCUMENTARY $.50

DOCUMENTARY $.50

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

Rec from Folk

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