BK 2992

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - DOLLARS
Ten and No/100 -
Cash in hand paid by Ruby Kirk Johnson, a widow, and other good, valuable and sufficient considerations, the receipt of which is by me acknowledged and the assumption by the grantee herein of the balance of an indebtednes in the original amount of $5,000.00, secured by a deed of trust on the property herein conveyed, executed by Homer Harris et ux., to Louis Leftwich, Jr., Trustee, to secure Fidelity Federal Savings and Loan Association the payment of one note, dated September 12, 1952; said note payable in monthly installments of $48.80 each, including interest at 6% per annum; all of which being more particularly described in Book 2121, page 297, Register's Office for Davidson County, Tennessee.

I, Charles H. Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Ruby Kirk Johnson, a widow, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 44 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property, as of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the northerly side of East Radnor formerly Beymer Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Charles H. Johnson and wife, Opal S. Johnson, by deed from George M. Johnson and wife, of record in Book 2099, page 115, said Register's Office; the said Opal S. Johnson having since died; the said Charles H. Johnson having since re-married and his present wife, Helen Brewer Johnson, joins in for the purpose of conveying any interest she might have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruby Kirk Johnson, as aforesaid, her heirs and assigns, forever.

And I do covenant with the said Ruby Kirk Johnson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

And I, Charles H. Johnson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby Kirk Johnson, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of October, 1959.

Charles H. Johnson
Helen Brewer Johnson

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Mary T. Elder, a Notary Public in and for said County and State, the within named Charles H. Johnson and wife, Helen Brewer Johnson, the bargainors, 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 30th day of October, 1959.

Commission expires July 28, 1962.

Mary T. E[illegible]
Notary Public

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