BOOK 2994

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - - - - - - - - ($10.00) - - - - - - - - - - *DOLLARS* - - - - - - - cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, and the assumption by the Grantee of a present indebtedness on the property herein conveyed, as evidenced by a Deed of Trust of record in Book 2460, page 53, Register's Office for said County.

We, George M. Johnson and William M. Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Rosetta S. Warf, a widow,

her *heirs 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. 45 on the Map of Sterling Heights, Section II, as of record in Book 1424, page 104, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Elberta Street, the common corner of Lots 44 and 45; thence with the line between said lots, southerly 150 feet to a point; thence easterly 80 feet to the westerly margin of Rascoe Road; thence with the margin of the same, northerly 130 feet to the beginning of a curve; thence with said curve, northwesterly 31.42 feet to the south margin of Elberta Street; thence with the same, westerly 60 feet to the beginning.

Being the same property conveyed to George M. Johnson and William M. Johnson, by deed from Evan Augustus Shamblin and wife, of record in Book 2964, page 501, said 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 Rosetta S. Warf, a widow, her *heirs and assigns, forever.*

And we *do covenant with the said* Rosetta S. Warf, a widow, *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,* except as noted above.

And we, George M. Johnson and William M. Johnson, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rosetta S. Warf, a widow, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 18 *day of* November, 19 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George M. Johnson

William M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles Andrew, *a Notary Public in and for said County and State,* George M. Johnson and William M. Johnson,

*the within named 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 18 *day of* November, 1959.

Charles Andrew, *Notary Public*

Commission expires Oct 19, 1962

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