K 3165

TENNESSEE TITLE COMPANY

For and in consideration of the sum of - - - - - - - - - - - $10.00 - - - - - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - - - - - DOLLARS

cash in hand paid by George H. Johns and wife, Elsie Frances Johns

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

J. B. Elizer and wife, Frances G. Elizer

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 Lot No. 5 on the Plan of Rosewood Heights, Section 6, Third Addition, of record in Book 2854, page 90, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Eastland Court, the common corner of Lots Nos. 4 and 5; thence northwesterly with the line between said two lots, 243.2 feet to a point; thence south 80° 37' east 277.5 feet to a point, the common rear corner of Lots Nos. 5 and 6; thence southerly with the line between said two lots, 146.5 feet to a point in the northerly margin of said Eastland Court; thence westerly with the margin of the same, 111.9 feet to the point of beginning.
Being part of the property conveyed to J. B. Elizer, by deed from William F. Ayers and wife, which deed is of record in Book 2797, page 333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3024, page 587, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein noted. And we 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, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of December, 1960

J. B. Elizer

Frances G. Elizer

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named J. B. Elizer and wife, Frances G. Elizer, 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 20th day of December, 1960

Commission expires May 16, 1961

Phillip E. Cole
Notary Public.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 Jr
of A.D. 1960
at Noted in Book Page
Recorded in Book Page
Recording Fee $1.00
JAMES F. WILSON, Register
By

Warranty Deed

From J. B. Elizer, et ux

To George H. Johns, et ux

15338.

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