BK 3177

WARRANTY DEED G-141737 REAU E. FOLK, JR., FORM

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,

ROBERT EARL ALLEN and wife, MARGARET ALLEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JIMMY JAMES JOHNSON and wife, DOROTHY G. JOHNSON,

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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Map of Crolywood Subdivision, Section II, of record in Book 1130, page 100, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Columbia Avenue and runs back between lines, 210 feet on the west line and 231.1 feet on the east line to a dead line in the rear on which it measures 60.7 feet.

Being the same property conveyed to Robert Earl Allen and wife, Margaret Allen, by deed from Howard L. Mayo and wife, of record in Book 2592, page 597, said Register's Office.

This conveyance is made subject to restrictive covenants, of record in Book 1358, page 141; and in Book 1372, page 665, said Register's Office.

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.

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 6th day of January, 19 61

Robert Earl Allen

Margaret Allen

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 Robert Earl Allen and wife, Margaret Allen, the 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, the 6th day of January, 19 61.

Reau E Folk Jr
Notary Public

My commission expires: July 23, 1962

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

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S Office
Received for record 9 day of JAN A.D. 1961 at 2:46 o'clock P.M.
Recorded in Book 4147 Page 149
Recording fee 2.50
JAMES P. WILSON, Register
By [illegible] D.R.

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

To
JIMMY JAMES JOHNSON ET UX
G-141730

WARRANTY DEED
CB&F
From
ROBERT EARL ALLEN ET UX
20967

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