BK 3223

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note in the original amount of $13,700.00, dated December 27, 1960, executed by the grantors herein, payable to Murphree Mortgage Company of Nashville, with interest at 5½% per annum, both principal and interest payable in monthly instalments as set out therein, and secured by a Deed of Trust to John W. Murphree, Trustee, of record in Book 3188, page 329, Register's Office for Davidson County, Tennessee,

We, Charles W. Rasche, Jr., and wife, Regina M. Rasche

have bargained and sold, and by these presents do transfer and convey unto the said

Hilary E. Johnson, Jr., and wife, Carlene C. Johnson

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 189 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

Said Lot No. 189 fronts 94.16 feet on the northerly side of Stafford Drive and runs back between lines 160.25 feet on the westerly line and 171.94 feet on the easterly line to a dead line on which it measures 108.19 feet.

Being the same property conveyed to Charles W. Rasche, Jr., and wife, Regina M.Rasche, by deed from Carl Batson and wife, Bettye H. Batson, of record in Book _____, Page____, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3066, page 219; and to the easements and limitations shown on the Map of record in Book 2900, pages 83 and 84, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilary E. Johnson, Jr., and wife, Carlene C. Johnson their heirs and assigns, forever.

And we do covenant with the said Hilary E. Johnson, Jr., and wife, Carlene C. Johnson 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 the taxes for 1961 which are assumed by the grantees herein.

And we, Charles W. Rasche, Jr., and wife, Regina M. Rasche do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hilary E. Johnson, Jr., and wife, Carlene C. Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of May , 19 61

Regina M. Rasche

Charles W. Rasche, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James H. Brewer , a Notary Public in and for said County and State, the within named Charles W. Rasche, Jr., and wife, Regina M. Rasche

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 11th day of May , 19 61.

Commission expires February 4, 1964

Notary Public

Warranty Deed

FROM CHARLES W. RASCHE, JR.

TO HILARY E. JOHNSON, JR., ET UX

Murphree Mortgage Company

STATE OF TENNESSEE
DAVIDSON COUNTY
Received MAY 15 1961
Recorded in Book 2229 Page 461
Recording Fee $2.00
JAMES P. WILSON, Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
RS TITLE INSURANCE CORPORATION
Richmond, Virginia

39035

PG 401