BK 3225

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $1.00

ONE AND.....00/100 DOLLARS

cash in hand paid by Charles Pruitt and wife, Mary N. Pruitt, and their agreement to assume and payoff balance of indebtedness as shown in deed of record in book 2542, , page 558, R.O.D. C. Tennessee

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

Bessie Jane Johnson and Jessie Everlee Johnson

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 part of Lot No. 26 on the Waverly Land Company Plan of Lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described as follows: Beginning on the westerly margin of Hillside Avenue, at a point 70 feet south of the corner of Lots Nos. 25 and 26, said point being the southeast corner of the property conveyed to Mrs. L. N. Davis, by deed from Paul M. Rives, of record in Book 1284, page 214, said Register's Office; thence with the westerly margin of said Avenue, southwardly 100 feet to a point 50 feet north of the corner Lots Nos. 26 and 27, said point being the Northeast corner of the property conveyed to Thomas D. Morton, by deed from W. J. Wallace and wife, of record in Book 307, page 421, said Register's Office; thence with said Morton's Northerly line, westwardly 200 feet, more or less, to the easterly margin of 19th Avenue South, formerly Glendale Avenue, said point being 47 feet north of the corner of Lots Nos. 26 and 27; thence with the easterly margin of said Avenue, Northwardly 96 feet to the southwest corner of said Davis property; said point being 77 feet south of the corner Lots Nos. 25 and 26; thence with the southerly line of said Davis property, eastwardly 200 feet, more or less, to the beginning. Being the same property conveyed to Bessie Jane Johnson and Jessie Everlee Johnson, by deed of record in Book 2642, page 558, R.O.D.C. 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 set out. 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.

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.

Witness our hands this 24th day of May, 1961

DOCUMENTARY

Bessie Jane Johnson
Jessie Everlee Johnson

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ .55
PROBATE
TOTAL .50 $ .55

Personally appeared before me, J. F. McClellan on May 26 1961 Bessie Jane Johnson and Jessie Everlee Johnson, a Notary Public in and for said County and State, the within named

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 24th day of May, 1961

Commission expires 1/31/65

J. F. McClellan
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 26 day of May A.D. 1961 at 12:00 o'clock M. and recorded in Book 2642 Page 257 according Fee 1.00

JAMES P. WILSON, Register
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001

Warranty Deed

FROM 40925

Jessie Jane Johnson and

Jessie Everlee Johnson

TO

Charles Pruitt and wife,

Mary N. Pruitt

PG 257