BK 3226

PG 115

WARRANTY DEED

For and in consideration of the sum of - - - - - TEN AND NO/100 - - - - - - - - - - - -
- - - - - - - ($10.00) - *DOLLARS*
cash in hand paid by JOSEPH W. BROOME AND WIFE, GEORGAMAE E. BROOME and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, H. C. JOHNSON, JR., AND WIFE, VIRGINIA L. JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH W. BROOME AND WIFE, GEORGAMAE E. BROOME

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 4 on the Plan of Oak Hill Valley Subdivision, as of record in book 1835, pages 15 and 16, Register's Office for said County.

Said lot No. 4 fronts 125 feet on the southerly side of Oak Valley Lane and extends back 292.64 feet on the westerly line and 235 feet on the easterly line to a dead line, measuring 249.23 feet thereon.

Being the same real property conveyed to H. C. Johnson, Jr., and wife, Virginia L. Johnson, by deed from Harold E. Bennett and wife, dated October 25, 1951, filed November 1, 1951, and recorded in book 2026, page 337, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions in deed of correction of record in book 931, page 53; book 1788, page 186; book 1809, page 539; book 1874, page 231; and conditions on the plan of record in book 1835, pages 15 and 16, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOSEPH W. BROOME AND WIFE, GEORGAMAE E. BROOME their *heirs and assigns, forever.*

And we *do covenant with the said* JOSEPH W. BROOME AND WIFE, GEORGAMAE E. BROOME *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 by taxes for the year 1961, which have been prorated and are hereby assumed by the grantee.

And we, H. C. JOHNSON, JR., AND WIFE, VIRGINIA L. JOHNSON *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOSEPH W. BROOME AND WIFE, GEORGAMAE E. BROOME, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 26th *day of* May, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. C. Johnson, Jr.

Virginia L. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* H. C. JOHNSON, JR., AND WIFE, VIRGINIA L. 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* 26th *day of* May, *19* 61.

Anne Abernathy, *Notary Public*

Commission expires 11-21-1961