K 3278

For and in consideration of the sum of

Four Thousand Five Hundred ($4,500.00) and no/100 - - - - - - - - - **DOLLARS**

cash in hand paid by Walter Johnson and wife Ola Maria Johnson, the receipt of which is hereby acknowledged.

We, Zelma Brinkley, Theda Luther Howell and Eusa Luther Cantrell have bargained and sold, and by these presents do transfer and convey unto the said Walter Johnson and wife Ola Maria 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. 175 on the Map of Hortense Place, as of record in book 161, page 167, Register's Office for said County.
Said lot No. 175 fronts 50 feet on the easterly side of 37th Avenue North and extends back between parallel lines, with the southerly margin of Elkins Ave., 140 feet to an alley.
Being the same property conveyed to J. M. Luther by deed from Geo. I. Waddey, Trustee, of record in book 544, page 29, said Register's Office, the said J. M. Luther having since died, survived by the above grantors as his only heirs-at-law.

Taxes for the year 1961 are pro-rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Johnson and wife Ola Maria Johnson their heirs and assigns, forever.

And we do covenant with the said Walter Johnson and wife Ola Maria 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.

And we, Zelma Brinkley, Theda Luther Howell and Eusa Luther Cantrell do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Johnson and wife Ola Maria Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30 day of August, 1961

Theda Luther Howell Eusa Luther Cantrell

Zelma Brinkley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H B Duncan, a Notary Public in and for said County and State, the within named Zelma Brinkley, Theda Luther Howell and Eusa Luther Cantrell

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 office, this 30 day of August, 19 61

Commission expires Jan 30-1963 H B Duncan
Notary Public

WARRANTY DEED
FROM
Zelma Brinkley, etal
56219
TO
Walter Johnson, etux

DOCUMENTARY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of AUG A.D. 1961 at 1:54 P.M.
Noted in Book 99 Page 518
Recording fee 5.90
JAMES R. WILSON, Register
By [illegible] D.C.

Guaranty Title Company
A DIVISION OF
Kansas [illegible] Company

G 495