K 3341

WARRANTY DEED TTC 149200

REAU E. FOLK, JR., ATTY

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,

HARRY G. GRAHAM and wife, MARGARET HUNT GRAHAM, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES THOMAS JOHNSON and wife, DORIS McNEIL 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:

Being Lot No. 1023 on the Plan of Charlotte Park, Section 13, of record in Book 2900, Pages 142 and 143, Register's Office for said County.

Said Lot No. 1023 fronts 81 feet on the south side of Starliner Drive and extends back 170 feet on the easterly line and 168.9 feet on the westerly line to a dead line in the rear on which it measures 69 feet.

Being part of the property conveyed to Harry G. Graham and wife, Margaret Hunt Graham, by deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 3224, page 504, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3195, page 544, 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, except for 1962 taxes, which have been prorated and assumed by the Grantees.

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.

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 7th day of February 19 62

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen H. Green, a Notary Public in and for the State and County aforesaid, personally appeared the within named HARRY G. GRAHAM and wife, MARGARET HUNT GRAHAM, 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 7th day of February, 19 62

My commission expires: January 24, 1966

Notary Public

HG

83486

WARRANTY DEED
CBAF
From
HARRY G. GRAHAM, et ux
To
JAMES THOMAS JOHNSON, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of FEB A.D. 1962 at 3:46 o'clock P.M.
Noted in Book 1441 Page 115
Recorded in Book Page
Recording Fee $ 2.50
JAMES P. WILSON, Register
By



REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 327