K 3429

**WARRANTY DEED** ATC-100001

REAU E. FOLK, JR., FORM

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, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the prindpal balances now due on two notes, dated August 25, 1960, and payable to the order of Biscoe Griffith and wife, Inez Griffith, as follows: one note for $16,000.00, payable in 180 monthly installments of $126.53 each, beginning September 25, 1960, balance August 25, 1975, with interest at 5%, and the other note for $10,000.00, due 15 years after date, with interest at 5%, payable annually on August 25, both notes secured by a vendor's lien of record in Book 3127, page 423, Register's Office for Davidson County, Tennessee,

FRED M. JOHNSON and wife, MAEBELLE G. JOHNSON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LELAND E. GRIFFITH and wife, FLORENCE I. GRIFFITH,

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 the southerly 52 feet of Lot No. 7 and the northerly part of Lot No. 8 on the Plan of Hermitage Stud Subdivision, not of record, described together according to a survey made by W. B. Southgate, Surveyor, April 19, 1932, as follows: Beginning at a point on the westerly margin of Franklin Road, 148 feet northerly from the northwest corner of said Franklin Road and Robertson Academy Road, said point being the northeast corner of a part of Lot No. 8 conveyed to David B. Waldrop and wife, by deed from Frederick Stugard and wife, of record in Book 1452, page 287, Register's Office for said County; thence with the westerly margin of said Franklin Road, northwardly 148 feet to the southeast corner of a part of Lot No. 7 conveyed to Harold Clay Dennison and wife, by deed from Frederick Stugard and wife, of record in Book 1809, page 491, said Register's Office; thence with the southern boundary line of said Dennison property, westwardly 638 feet 6 inches to Dennison's southwest corner; thence South 2° 15' West 158 feet to the northwest corner of said Waldrop property; thence with the northern boundary line of said Waldrop property, eastwardly 638 feet 6 inches to the beginning.

Being the same property conveyed to Fred M. Johnson and wife, Maebelle G. Johnson, by deed from Biscoe Griffith and wife, Inez Griffith, of record in Book 3127, page 423, Register's Office for said County. This conveyance is made subject to restrictions of record in Book 692, page 523, 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 as shown above, and 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 14th day of August, 1962

Fred M. Johnson

Maebelle G. Johnson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred M. Johnson and wife, Maebelle G. Johnson,

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 14th day of August, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

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