K 3462

WARRANTY DEED TTC-155775

REAU E. POLK, 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,

LILLIE DOWNING, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES O. JOHNSON, and wife, PAULINE 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 the north 10 feet of Lot No. 309, all of Lot 310 and the south 10½ feet of Lot No. 311 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said lot and part of said lots adjoin and front together 51½ feet on the easterly side of North Eighth Street and extend back between paralle lines, 165 feet to an alley.

Being the same property conveyed to Van Austin Downing and wife, Lillie Downing, by deed from Walter T. Houchin and wife, of record in Book 1758, page 75, said Register's Office, the said Van Austin Downing having since died.

This conveyance is made subject to an easement for sanitary sewer to City of Nashville of record in Book 1163, page 122, 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 14th day of November, 1962

Lillie Downing

Lillie Downing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alice Faye Sullivan, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lillie Downing

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November, 1962

Alice Faye Sullivan
Notary Public

My commission expires: July 22, 1966

32198

WARRANTY DEED

From LILLIE DOWNING, a widow,

To JAMES O. JOHNSON and wife, PAULINE JOHNSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
15 day
A.D. 19
Book
Page
Register
Deputy Reg.

REAU E. POLK, JR. ATTY

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