K 3498

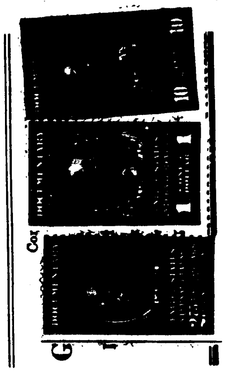
WARRANTY DEED

FROM
Edward C. Scruggs, Jr., et ux

TO
James William Johnson, et ux

9/4/62 40580

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of JAN A.D. 1963 at 12:13 o'clock P.M.
Noted in Book 164 Page 181
Recorded in Book Page
Recording Fee $3.00
Register
Deputy Reg.



WARRANTY DEED

For and in Consideration of the sum of Twelve Thousand Five Hundred and No/100 - ($12,500.00) - *DOLLARS*

of which $2,500.00 has been paid in cash by James William Johnson and wife, Sara Evans Johnson, the receipt of which is hereby acknowledged, and for the remainder of $10,000.00 the said James William Johnson and wife, Sara Evans Johnson, have executed their joint promissory note of even date herewith, payable to the order of Edward C. Scruggs, Jr. and wife, Annie M. Scruggs, on or before the first day of January, 1963, with interest at the rate of 6% per annum, and to secure the payment of all of which, together with attorney's fees in event of default in payment, a lien is hereby expressly retained,

We, Edward C. Scruggs, Jr. and wife, Annie M. Scruggs,

have bargained and sold, and by these presents do transfer and convey unto the said James William Johnson and wife, Sara Evans 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. 305 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County.
Said lot No. 305 fronts 200 feet on the westerly side of Sedberry Road and extends back 246.1 feet on the northerly line and 244.3 feet on the southerly line to a dead line, measuring 200 feet thereon.
Being the same real property conveyed to Edward C. Scruggs, Jr. and wife, Annie M. Scruggs, by deed from H. G. Hill Realty Company of record in book 2875, page 19, said Register's Office.

This conveyance is made subject to ten-foot utility easement along rear line of premises, 100-foot building setback line from Sedberry Road and conditions of owners certificate, as shown on plan of record in book 2663, page 109, Register's Office for Davidson County, Tennessee, and to agreement as set out in deed from H. G. Hill Realty Company to Edward C. Scruggs, Jr. and wife, of record in book 2875, page 19, and to restrictive covenants contained in deed from H. G. Hill Realty Company to Edward C. Scruggs, Jr. and wife, of record in book 2875, page 19, Register's Office for Davidson County, Tennessee.

Taxes for 1962 to be prorated as of date of deed

15 Jan 1963

G 365