K 3503

For and in consideration of the sum of Ten &----------

----------00/100 DOLLARS

cash in hand paid by LAURA BUCHANAN, a widow, and GRUNETTA ANN GUNN, an unmarried minor child, I, JOHN H. JOHNSON, an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said LAURA BUCHANAN, for and during her natural life, with remainder in ~~fee simple to the said~~ GRUNETTA ANN GUNN, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 167 on the Map of Maury & Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for said County.
Said Lot 167 fronts 35 feet on the easterly side of Maury Street and runs back between parallel lines 165 feet to an alley.
Being the same property conveyed to John H. Johnson by deed from S. L. Wright, Jr., Trustee, of record in Book 1247, page 376, 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 said LAURA BUCHANAN, for and during her natural life, with remainder in fee simple to the said Grunetta Ann Gunn, her heirs and assigns, forever.

And I do covenant with the said LAURA BUCHANAN and GRUNETTA ANN GUNN that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for any unpaid taxes, which grantees have assumed and agreed to pay.

And I, the said JOHN H. JOHNSON do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said LAURA BUCHANAN for her life, remainder to GRUNETTA ANN GUNN, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30th day of January, 1963.

John H. Johnson
JOHN H. JOHNSON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Avon N. Williams, Jr., a Notary Public in and for said County and State, the within named John H. Johnson, an unmarried man, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of January, 1963.

Commission expires May 20, 1963.

Notary Public

30

WARRANTY DEED

FROM JOHN H. JOHNSON (unmarried) 45235

TO LAURA BUCHANAN (widow) ET AL

RECORDER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 31 day of JAN A.D. 1963 at 2:00 o'clock P.M.
Noted in Book 1247 Page 374
Recorded in Book [illegible] Page [illegible]
Recording Fee $1.10
[illegible]

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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