WARRANTY DEED

For and in consideration of the sum of Two Thousand and No/100 - - - - - - - - - - - - - - - -
- - - - - - - - - - - - - - - (\$2,000.00) - *DOLLARS*

cash in hand paid by Paul A. Johnson and wife, Alma Sue Johnson, the receipt of which is hereby acknowledged,

I, James Frank Higdon, Jr., unmarried, *have bargained and sold, and by these presents do transfer and convey unto the said* Paul A. Johnson and wife, Alma Sue Johnson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the westerly [illegible] feet of Lot No. [illegible] and the easterly [illegible] feet of Lot No. [illegible], Block "[illegible]" on the Plan of [illegible], as of record in Book [illegible], page [illegible], Register's Office for said County.
Said parts of Lots Nos. [illegible] and [illegible] front together [illegible] feet on the southerly side of Cumberland Avenue and run back between parallel lines 165½ feet to a dead line. Being the same real property conveyed to James Frank Higdon, Jr., by deed from James Frank Higdon and wife, of record in Book [illegible], page [illegible], said Register's Office.

This conveyance is made subject to restrictive covenants contained in deeds of record in Book [illegible], page [illegible], (which applies to the east [illegible] feet of Lot No. [illegible]; and of record in Book [illegible], page [illegible] (which applies to the west [illegible] feet of Lot No. [illegible]), Register's Office for Davidson County, Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul A. Johnson and wife, Alma Sue Johnson, their *heirs and assigns, forever.*

And I *do covenant with the said* Paul A. Johnson and wife, Alma Sue Johnson, *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,* [illegible].

And I, James Frank Higdon, Jr., unmarried, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Paul A. Johnson and wife, Alma Sue Johnson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* [illegible] *day of* [illegible], *19*[illegible], *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Frank Higdon Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* ....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* .... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at .... *Tennessee,*
this .... *day of* ...., *19*....

.... *Notary Public*

Commission expires ....

(over for acknowledgment)