K 3537

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, SWEENEY-CLARK REALTY COMPANY,

has bargained and sold, and by these presents does transfer and convey unto the said [redacted]
NATHANIEL D. JOHNSON AND WIFE, ADA J. JOHNSON

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A parcel of land in the 12th Civil District of Davidson County, Tennessee, designated as Parcel No. 338 and being a part of a reserved area shown on the recorded plat of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, Register's Office for said County, and more particularly described as follows:
BEGINNING at a point in the southerly margin of Joyce Lane, said point being the northwest corner of Lot No. 273 of the above referred to subdivision; thence South 10° 39' East 185.3 feet with the westerly line of said Lot No. 273 to a point, a corner to said Lot 273 and being in the north line of the Owen Property; thence North 88° 35' West 92 feet with the north line of said Owen and the southerly boundary line of Gra-Mar Acres to a point; thence North 14° 09' West 162.4 feet to a point in the southerly margin of Joyce Lane; thence easterly 180 feet with said margin of Joyce Lane and a curve to the right having a radius of 963.23 feet, a central angle of 5° 49' 38" to the point of beginning, containing 0.38 acres, more or less.
Being part of the property conveyed to SWEENEY-CLARK REALTY COMPANY, by deed from Nellie L. Owen, a widow, of record in Book 2382, page 493, said Register's Office.

The above described property is conveyed subject to restrictions affecting Gra-Mar Acres, Section VIII, of record in Book 2336, page 228, 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 NATHANIEL D. JOHNSON AND WIFE, ADA J. JOHNSON their heirs and assigns, forever.

And the grantor does covenant with the said NATHANIEL D. JOHNSON AND WIFE, ADA J. JOHNSON that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And the grantor herein does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, SWEENEY-CLARK REALTY COMPANY, has caused this instrument to be executed by its duly authorized officers on this the 24th day of August, 1961.

SWEENEY-CLARK REALTY COMPANY
By: [signature]

Attest: Virgie M. Clark

STATE OF TENNESSEE
DAVIDSON COUNTY } (SEE CORPORATION ACKNOWLEDGMENT OVER)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__.

Commission expires _____ _____ Notary Public

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