BK 3569

$20666.66

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

- - - - - - - Ten and No/100 - *DOLLARS*

cash in hand paid by H. M. Johnson, Jr. and wife, Mary Dixon Johnson, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged

We, Robert J. Harris and wife, Dashiel B. Harris *have bargained and sold, and by these presents do transfer and convey unto the said* H. M. Johnson, Jr. and wife, Mary Dixon Johnson, their - - - - - - - - - - - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 15 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.
Said Lot No. 15 fronts 100 feet on the easterly side of Rainbow Place and runs back 177.8 feet on the northerly line and 202.8 feet on the southerly line, to a dead line in the rear, measuring 98 feet thereon.
Being the same property conveyed to Robert J. Harris and wife, Dashiel B. Harris, by deed from Bertha W. Harding, widow, of record in Book 2295, page 286, said Register's Office.
Being improved property & known as city No. 3624 Rainbow Place (Oak Hill), Nashville, Tennessee.

This conveyance is made subject to the following:
Restrictions filed for record prior to February 15, 1950 in Book 1760, page 31, and restrictions and easement in Book 1781, page 520.
The recorded plan shows an Owner's Certificate, a 70 foot set-back line from Rainbow Place, and a 10 foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. M. Johnson, Jr. and wife, Mary Dixon Johnson, their - *heirs and assigns, forever.*

And we *do covenant with the said* H. M. Johnson, Jr. and wife, Mary Dixon Johnson that re are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except 1963 taxes which have been prorated as of May 20, 1963 and assumed by grantees.

And We, Robert J. Harris and wife, Dashiel B. Harris *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. M. Johnson, Jr. and wife, Mary Dixon Johnson, their - - - - - - - - *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 20th *day of* May, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Harris
Robert J. Harris

Dashiel B. Harris
Dashiel B. Harris

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frankie Wilkes, *a Notary Public in and for said County and State,* Robert J. Harris and wife, Dashiel B. Harris

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee

this 20th *day of* May, 19 63

Frankie Wilkes *Notary Public*

Commission expires 5-7-66

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