K 3617

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and No/100 - DOLLARS
Cash in hand paid by Carrell P. Horton, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, Cecil B. Johnson and wife, Henrietta Johnson,

have bargained and sold, and by these presents do transfer and convey unto the said Carrell P. Horton,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee; being Lot No. 6 on the Map showing Subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hockerson, Engineers, July 26, 1963, as follows:

Beginning at a point on the northerly margin of Buchanan Street, 275 feet west of the westerly margin of 24th Avenue, North, running thence with the line between Lots Nos. 5 and 6, 149 feet to a point in the southerly line of Lot No. 8; thence westerly with the southerly margin of Lot No. 8 50 feet to a point, the common corner of Lots Nos. 6 and 7; thence southerly with the line between said Lots, 149 feet to the north margin of Buchanan Street; thence with the northerly margin of same, easterly 50 feet to the point of beginning.

Being part of the real property conveyed to Cecil B. Johnson and wife, Henrietta Johnson, by deed from Albertina Santi Hunt and husband, et al., dated July 12, 1947, filed July 21, 1947, and recorded in Book 1509, page 529, 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 Carrell P. Horton,

her heirs and assigns, forever.

And We do covenant with the said Carrell P. Horton

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Cecil B. Johnson and wife, Henrietta Johnson,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carrell P. Horton,

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of August, 1963.

Cecil B Johnson

Henrietta Johnson

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