BK 3644

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create in Ann Johnson an absolute fee in the subject real estate

We, C. D. Johnson and wife, Ann Johnson,

have bargained and sold, and by these presents do hereby transfer and convey unto Frank S. King, Jr., Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Being part of Lot No. 52 on the Map of Lot No. 52 on the Map of Brownsville, as of record in Book 21, page 9, Register's Office for said County. BEGINNING at a point in the southerly margin of Carter Street, 152 feet west of the northeast corner of Lot No. 25 of the Rosebank Subdivision, of record in Book 547, page 48, said Register's Office, being the northeast corner of the property conveyed to William O. Williamson, et ux, by deed of record in Book 1628, page 388, said Register's Office; thence with Williamson's west line southerly 315 feet, more or less, to a point which is 52 feet west of the southwest corner of Lot No. 25 of said Rosebank Subdivision; thence westerly 50 feet, more or less, to a point; thence northerly 313 feet, more or less, to the south margin of Carter Street, being the northeast corner of the property conveyed to George Swift, Jr., et ux; thence with the margin of Carter Street easterly 50 feet to the beginning.

Being the same real property conveyed to C. D. Johnson and wife, Ann Johnson, by deed from Howard E. Demerich and wife, Mamie C. Demerich, of record in Book 3401, page 115, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Frank S. King, Jr., Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, C. D. Johnson and wife, Ann 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 Frank S. King, Jr., Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Frank S. King, Jr., Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Ann Johnson for her sole and separate use, free from the marital contract of her present husband or any future husband,

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Ann Johnson, her heirs and assigns, forever.

And I do covenant with the said Ann Johnson, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank S. King, Jr., Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Ann Johnson, for her sole and separate use, free from the marital contract of her present husband or any future husband, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of October, 1963

C. D. Johnson

Ann Johnson

Frank S. King, Jr. Trustee.

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