BK 3670

($11,800.00) 1788

WARRANTY DEED

FROM

MARY EVELYN JOHNSON CONDRA

TO

FRED D. CAPSHEW, JR.

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 11 day
of DEC A.D. 1963 M.
at 4:01 o'clock Noted in Book 107 Page 388
Recorded in Book Page
Recording Fee $ 2.25
Register

Guaranty Title Company

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred D. Capshew, Jr.	Fred D. Capshew, Jr.	
(NAME)	(NAME)	
1014 Malquin Drive	1014 Malquin Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand Eight Hundred and 00/100 ($11,800) *DOLLARS*

Cash in hand paid by Fred D. Capshew, Jr. and wife, Sara M. Capshew receipt of which is hereby acknowledged by the undersigned.

We, Evelyn Johnson Condra, as heir and beneficiary, under the will of Benjamin B. Johnson, Sr., deceased; and as grantee of the interest of Leon M. Johnson of his interest in said property (by warranty deed) to Evelyn Johnson Condra, from the said Leon M. Johnson of October 1, 1959 as of record in book 2992, page 202, Register's Office, Davidson County, Tennessee;

and all of the other heirs and beneficiaries under the will of Benjamin B. Johnson, Sr., deceased, namely; Ruby Johnson Sherrod, Vera Francis Johnson, Benjamin B. Johnson, Jr. and Ann Johnson White.

have bargained and sold, and by these presents do transfer and convey unto the said Fred D. Capshew, Jr. and wife, Sara M. Capshew *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 6 of Block "H" on the plan of Broadmoor, Section No. 2, as of record in book 547, page 174, Register's Office for said County. Said lot No. 6 fronts 58.8 feet on the southerly side of Malquin Drive and runs back 155 feet to the northerly line of lot No. 23, measuring 61.4 feet thereon.

This conveyance is made subject to restrictions contained in book 735, page 41, and in book 1169, page 345, Register's Office for Davidson County, Tennessee.

Being same land conveyed to Benjamin B. Johnson, Sr. and wife, Cornelia W. Johnson on February 6, 1946 by Roy L. Howell and wife, Helen White Howell, as of record in book 1360, page 128, Register's Office, Davidson County, Tennessee

AND

Being Lot No. 7 of Block H of Broadmoor Section No. 2, plan of which is recorded in the Register's Office for Davidson County, Tennessee in Book 547, page 174, to which reference is here made, said lot No. 7 fronting 65 feet on the southerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line, said real estate being sold subject to the restrictive covenants contained in Deeds recorded in Book 735, page 41 and Book 900, page 303, Register's Office for Davidson County, Tenn., to which reference is here made.

PG 444