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WARRANTY DEED — ATTORNEYS TITLE COMPANY

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 FEE SIMPLE OWNERSHIP

We, MARGARET M. JOHNSON and husband, LEON W. JOHNSON

have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM J. FAIMON, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 6 of Block "C" on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Margaret M. Johnson by Installment Deed from J. B. Knight of record in Book 1614, page 600, Register's Office, Davidson County, Tennessee. Also being the same property wherein Margaret M. Johnson conveyed a one-half undivided interest to her husband, Leon W. Johnson, to create tenancy by entirety, of record in Book 3224, page 438, Register's Office for Davidson County, Tennessee, dated May 22, 1961.

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

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

And we, MARGARET M. JOHNSON and husband, LEON W. 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 WILLIAM J. FAIMON, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said WILLIAM J. FAIMON, 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 Margaret M. Johnson

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 Margaret M. Johnson, her heirs and assigns, forever.

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

And I, William J. Faimon, 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 Margaret M. Johnson, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of May, 19 64.

Margaret M. Johnson
Leon W. Johnson
William J. Faimon
Trustee.

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