WARRANTY DEED ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten and no/100----------

----------$10.00---------- DOLLARS

cash in hand paid by James R. Johnson and wife Glenna V. Johnson, amd other good and valuable considerations, receipt of all of which is hereby acknowledged.

WE, George W. Cole and wife Bonnie Cole

have bargained and sold, and by these presents do transfer and convey unto the said

James R. Johnson and wife Glenna V. Johnson

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. 20 on the plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County.

Said lot No. 20 fronts 70 feet on the southwesterly side of Tampa Drive and extends back 161.9 feet on the northwesterly line and 154.5 feet on the southeasterly line, to a dead line, measuring 70.3 feet thereon.

Being the same property conveyed to George W. Cole and wife Bonnie Cole by deed as of record in Book 3345 page 375 March 9, 1962

This conveyance is made subject to an easement for public utilities along rear line of premises, 5 foot drainage easement along southeasterly line, easement for sewer across rear part of premises, anchor easement at southeast and northeast corners of premises, 30-foot building setback line from Tampa Drive and conditions of owners certificate as shown on plan of record in book 2900, pages 149 and 150, said Register's Office; and to restrictive covenants

contained in an instrument of record in book 3221, page 445, said Register's Office.

And by an amendment to agreement of record in book 3311, page 276, said Register's Office, authority was granted either Martin Zeitlin, Trustee or Joe Zeitlin, Trustee to execute any conveyances.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Johnson and wife Glenna V. Johnson their heirs and assigns, forever.

And we do covenant with the said James R. Johnson and wife Glenna V. Johnson 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, George W. Cole and wife Bonnie Cole do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. Johnson and wife Glenna V. Johnson/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 10th day of August, 1964

George W. Cole

Bonnie Cole

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Alfred H. Gaston, a Notary Public in and for said County and State, the within named George W. Cole and wife Bonnie Cole

the bargainor, 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, Tennessee, this 10 day of August, 1964

Alfred H. Gaston, Notary Public

A. H. GASTON NOTARY PUBLIC MY COMMISSION EXPIRES APR. 30, 1968 DAVIDSON COUNTY TENN.

Commission Expires April 30, 1968

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

13,260.49

WARRANTY DEED

FROM

George W. Cole & wife

Bonnie Cole

TO

James R. Johnson & wife

Glenna V. Johnson

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

AUG 14 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 14 1964
CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 14 12 36 PM '64

NOTED: BOOK 127 PAGE
RECORDING FEE $ 2.00
DEP. REG.

46257

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TEN

DOCUMENTARY
.55 CENTS .55

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