K 3828

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WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Hornaday (NAME:)	New Owner (NAME:)	MAP 109
2509 Woodbury Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 7 %
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	aw

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, ERNEST H. JOHNSON AND WIFE, FLORA D. JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said JOHN C. HORNADAY AND WIFE, RUTH HORNADAY, their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at an iron pin in the center of Pleasant Hill Road, said pin being 570 feet south of a post set in the east right-of-way of Pleasant Hill Road and its intersection with the south boundary of the John W. Lee property; recorded in Book 716, Page 195, said Register's Office, extending south 77° 16' east 568.0 feet to an iron pin; thence south 3° 15' west 195.0 feet to an iron pin; thence north 68° 16' west 593.2 feet to an iron pin in the center of Pleasant Hill Road; thence along the centerline of said road north 5° 43' east 101.53 feet to the point of beginning. Said tract containing 1.94 acres, more or less, and being a part of the E. H. Johnson property, recorded in Book 2273, Page 361, Register's Office for Davidson County, Tennessee. Land located on Pleasant Hill Road, in the 3rd Civil District of Davidson County, Tennessee, according to a survey made by Ted Flowers, Surveyor.

Being part of the same property conveyed to Ernest H. Johnson and wife, Flora D. Johnson by deed from Annie Sarah Thornton, a widow, of record in Book 2273, Page 361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restriction and limitation which is declared to be a covenant running with the land and binding upon the grantees herein, their heirs, successors and assigns: (1) Only one dwelling consisting of a minimum of 1400 square feet of living area with exterior walls of masonry to the exclusion of concrete blocks or asbestos shingles. Further this conveyance is made with the following agreement and limitation which is binding upon the grantees herein, but no further or otherwise, to wit:

It is agreed that should the marital status of the grantees herein change, or should the grantees herein decide to sell and convey the

herein conveyed premises before the premises are improved the grantor herein shall have an option to repurchase the premises at a sum comparable to the consideration for this conveyance. This agreement and limitation shall become void and of no effect upon the completion of a dwelling in accordance with restriction as above set out.

unimproved (X)
This is improved ( ) property, known as Route 1 (House Number) Pleasant Hill Road (Street), Nashville (P. O. Address: City or Town), Tenn. (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John C. Hornaday and wife, Ruth Hornaday, their heirs and assigns, forever.

And we do covenant with the said John C. Hornaday and wife, Ruth Hornaday 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 Ernest H. Johnson and wife, Flora D. 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 John C. Hornaday and wife, Ruth Hornaday, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of November, 1964

Ernest H. Johnson

Ernest H. Johnson

Flora D. Johnson

Flora D. Johnson

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest H. Johnson and wife, Flora D. Johnson

the bargainors, 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 2nd day of November, 1964.

Margaret B. Kreamer, Notary Public

Commission Expires July 28, 1968.

MARGARET B. KREAMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

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STATE TAX $ 6.75
PROBATE .50
TOTAL $ 7.25

NOV 4 1964

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

PAID NOV 4 - 1964
CT

Please mail to: C. D. Hargrove, P.O. Box 2424, Nashville, Tenn.

WARRANTY DEED

FROM

ERNEST H. JOHNSON AND WIFE,
FLORA D. JOHNSON

TO

JOHN C. HORNADAY AND WIFE,
RUTH HORNADAY

57010

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 4 1 01 PM '64

NOTED: BOOK 110 PAGE 349
RECORDING FEE $ 2.25
DEP. REG. X

4500 00

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