WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ One - &no/100 **DOLLARS**

the receipt of which is hereby expressly acknowledged and the love and affection which we have for our daughter, the said Gwen Koehn Spann, and her husband, the said John A. Spann, Jr., and other good and valuable consideration,

We, Clarence R. Koehn, Sr., and wife Doretta H. Koehn **have bargained and sold, and by these presents do transfer and convey unto the said** Gwen Koehn Spann and husband, John A. Spann, Jr. their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Property located in the 11th Civil District of Davidson County, Tennessee, being part of Lot 51 of Kennedy and Graves' Subdivision of Monte Vista, ~~xxxxf~~ Blocks " C" and "D" as of receord in Book 343 Page 14, Register's Office for said county and described as follows:

Beginning at the northerly common corner of Lots 49 and 51, easterly 113.2 feet with the northerly line of Lot 51 to the northerly common corner of Lots 51 and 53; thence southerly with the line between Lots 51 and 53, 112.5 feet to a point; thence, in a westerly direction and on a line parrallel to the northerly line of Lot 51, 113.2 feet to a point in the westerly line of Lot 51, thence northerly and along said westerly line of Lot 51, 112.5 feet to the point of beginning.

But the grantors expressly reserve to themselves, their heirs and assigns, and easement over the following portion of the property herein conveyed for road purposes and no other purposes, to wit: the northerly 12.5 feet of the said property but this reservation shall in no wise be deemed a dedication of the property so reserved to the public use. The easement so reserved is for the use and benefit of the grantors, their heirs and assigns only, and the grantees may fence the said property so long as they provide gates or other acceptable means of ingress and egress for the grantors their heirs or assigns.

Being a part of the property conveyed to Doretta Koehn by deed from George B. Graves, Trustee, and George B. Graves and wife of record in Book 1012 page 229, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gwen Koehn Spann and husband, John A. Spann, Jr., their **heirs and assigns, forever.**

And we **do covenant with the said** Gwen Koehn Spann and husband, John A. Spann, Jr., **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**, except for taxes for year 1950, which the grantors agree to pay.

And we, the said Clarence R. Koehn, Sr. and wife Doretta H. Koehn **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Gwen Koehn Spann and husband, John A. Spann, Jr. their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 19th **day of** Dedember, **19** 50.

Clarence R. Koehn Sr.
Doretta H. Koehn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. M. Dickerson, **a Notary Public in and for said County and State, the within named** Clarence R. Koehn, Sr. and wife Doretta H. Koehn **the bargainor** s, **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** 19th **day of** December, **19** 50

Commission expires April 20, 1954 E. M. Dickerson **Notary Public**