K 2277

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Two Hundred and No/100--------------
------------------------------($8,200.00)---------------------------------DOLLARS
Cash in hand paid by James Kenneth Massey and wife, Mildred Scott Massey, the receipt of which is hereby acknowledged,

A. H. JOHNSON CONSTRUCTION COMPANY, INC.
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~XXXX~~ bargained and sold, and by these presents does transfer and convey unto the said James Kenneth Massey and wife, Mildred Scott Massey

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.
Said Lot No. 118 fronts 90 feet on the southerly side of Teakwood Drive and extends back between parallel lines 150 feet to a dead line in the rear.
Being a part of the property conveyed to A. H. Johnson Construction Company, Inc. by warranty deed from J. R. Coarsey and H. H. Richardson, as of record in Book 2247, page 448, said Register's Office.
This conveyance is made subject to covenants and restrictions of record in Book 1583, page 423, in Book 2145, page 262, and the plan of record in Book 2133, page 46, Register's Office for said County, which shows a 30 foot set-back line from Teakwood Drive, a 10 foot easement for public utilities at the rear of the lot, a 10 foot easement for turn around at the northwesterly corner of the lot and an easement for TVA transmission line across the rear of the lot.

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 Kenneth Massey~~ and wife, Mildred Scott Massey their heirs and assigns, forever.

And it does ~~XX~~ covenant with the said James Kenneth Massey and wife, Mildred Scott Massey that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And A. H. Johnson Construction Company, Inc. does further covenant and bind itself, its successors ~~xxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said James Kenneth Massey and wife, Mildred Scott Massey, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A. H. JOHNSON CONSTRUCTION COMPANY, INC., a Corporation aforesaid ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ has caused this instrument to be executed by its duly authorized officers on this 5th day of May, 1954.

Attest: *Malvin Johnson*
Malvin Johnson, Secretary-Treasurer

A. H. JOHNSON CONSTRUCTION COMPANY, INC
By: *A. H. Johnson Sr.*
A. H. Johnson, Sr., President

STATE OF TENNESSEE
Davidson County

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 office, this ________ day of ______________, 19____

Commission expires ______________

____
Notary Public

PG 331