K 2280

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Nine Hundred and No/100 ----------
----------($8,900.00)---------- DOLLARS
Cash in hand paid by William D. Morrow and wife, Lela Settle Morrow, the receipt of which is hereby acknowledged, we,

A. H. JOHNSON and wife, MALVIN JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said William D. Morrow and wife, Lela Settle Morrow 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. 136 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. 136 fronts 85 feet on the easterly side of Ironwood Drive and extends back between lines 100 feet on the northerly line and 175 feet on the southerly line to a dead line in the rear measuring 124.9 feet thereon. Being a part of the property conveyed to A. H. Johnson by warranty deed from J. R. Coarsey and H. H. Richardson, as of record in Book 2247, page 467, 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 Ironwood Drive, a 10 foot easement for public utilities at the rear of the lot and an easement for public utilities 2.5' x 20' at the southwesterly corner 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 William D. Morrow and wife, Lela Settle Morrow their heirs and assigns, forever.

And we do covenant with the said William D. Morrow and wife, Lela Settle Morrow 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. H. Johnson and wife, Malvin 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 D. Morrow and wife, Lela Settle Morrow their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1954

Malvin Johnson

A H Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named A. H. Johnson and wife, Malvin 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 office, this 1st day of June, 1954

Commission expires February 24, 1957

A.M.Tenison, Notary Public

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