K 2301

WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
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cash in hand paid by the grantees herein, and other good and valuable consideration,

the receipt of which is hereby acknowledged,

York Construction Company, a Tennessee Corporation,

has ~~have~~ **bargained and sold, and by these presents do** does **transfer and convey unto the said** JESSE W. JOHNSTONE, JR. and wife, FRANCES L. JOHNSTONE, 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. 398 on the Map of Cloverhill, Section No. VII, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 398 fronts 65 feet on the south side of Bealwood Drive and runs back between lines 156.6 feet on the west line and 156.8 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being part of the property conveyed to York Construction Company, Inc., by deed from J. R. Coarsey and H. H. Richardson, of record in Book 2276, page 9, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1583, page 423, and in Book 2145, page 202, which latter restrictions were made applicable to the lot in question by instrument of record in Book 2273, page 80, all of record in the Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse W. Johnstone, Jr. and wife, Frances L. Johnstone, their **heirs and assigns, forever.**

And York Construction Company, a Tennessee Corporation, does ~~it~~ **covenant with the said** Jesse W. Johnstone, Jr. and wife, Frances L. Johnstone **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 by 1971 taxes, which the grantees herein assume and agree to pay.

And York Construction Company, a Tennessee Corporation, does ~~its~~ **further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Jesse W. Johnstone, Jr. and wife, Frances L. Johnstone, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

~~Witness my hand~~ **This** 6th **day of** October, 19 71.

York Construction Company, Inc.

Attest: Alvin Brandt
Alvin Brandt, Secretary

By: Sidney Averbuch
Sidney Averbuch, 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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____ Notary Public

Over

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