K 2336

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Seven Hundred Fifty and No/100 --------

----------($9,750.00) ----------**DOLLARS**

Cash in hand paid by Stephen D. Holmes and wife, Juanita Holmes, 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 ~~have~~ **bargained and sold, and by these presents do** es **transfer and convey unto the said**
Stephen D. Holmes and wife, Juanita Holmes

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. 338 on the Plan of Cloverhill, Section No. VI of record in Book 3133, page 32, Register's Office for said County.

Said Lot No. 338 fronts 100 feet on the southerly side of Emery Drive and runs back 178.5 feet on the easterly line and 148.7 feet on the westerly line to a back line in the rear and measures 90 feet thereon.

Being a part of the same property conveyed to A. H. Johnson Construction Company, Inc., by deed from J. R. Cannady et ux, H. H. Richardson et ux, of record in Book 3233, page 91, Said Register's Office.

This conveyance is ~~is~~ subject to restrictions of record in Book R.P.C. page 1102, which are made applicable to Section VI, Cloverhill, by an instrument of record in Book 2478, page 83, Register's Office for Davidson County, Tennessee, and to the plan of record in Book 3133, page 32, said Register's Office, which shows a 35 foot building setback line from Emery Drive and a 20 foot easement along the rear and westerly line of the premises for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen D. Holmes and wife, Juanita Holmes

his ~~their~~ **heirs and assigns, forever.**

And he ~~they~~ **do covenant with the said** Stephen D. Holmes and wife, Juanita Holmes

that he is ~~they are~~ **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And A. H. Johnson Construction Company, Inc.

do further covenant and bind its ~~their~~ **heirs and representatives, to warrant and forever defend the title to the said land to the said** Stephen D. Holmes and wife, Juanita Holmes

~~their~~ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness ~~WITNESS WHEREOF~~ **my hand this** ~~our hands~~ **day of** ~~the~~ ~~day and year first above written.~~ **19**

Malvin Johnson

A. H. Johnson, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named**

_____

_____

the bargainor ~~bargainors~~, **with whom I am personally acquainted, and who acknowledged that** he ~~they~~ **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

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