K 2342

WARRANTY DEED

For and in consideration of the sum of Nine Thousand One Hundred and No/100 ----------
----------($9,100.00) ----------**DOLLARS**

Cash in hand paid by Joe W. Ellis and wife, Rachel P. Ellis, the receipt of which is hereby acknowledged, we,

John B. Turner and wife, Lois Turner

have bargained and sold, and by these presents do transfer and convey unto the said Joe W. Ellis and wife, Rachel P. Ellis

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. 78 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. 78 fronts 80 feet on the westerly margin of Ironwood Drive and extends back between lines 113.1 feet on the northerly line and 124 feet on the southerly line to a broken line in the rear measuring 97.2 feet thereon.

Being the same property conveyed to John B. Turner and wife, Lois Turner by warranty deed from A. D. Hewlett and wife, Frances H. Hewlett, as of record in Book 2299, page 471, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1583, page 423, and in Book 2145, page 262, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 46, said Register's Office, which shows a 30 foot set back line from Ironwood Drive, a 10 foot easement for public utilities across the rear of the lot and an anchor easement 2.5' x 20' at the southeasterly 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 Joe W. Ellis and wife, Rachel P. Ellis

their **heirs and assigns, forever.**

And we **do covenant with the said** Joe W. Ellis and wife, Rachel P. Ellis

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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, John B. Turner and wife, Lois Turner

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joe W. Ellis and wife, Rachel P. Ellis

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

Witness our **hand** s **this** 4th **day of** February, **19** 55

John B. Turner

Lois Turner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** John B. Turner and wife, Lois Turner

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 office, this 4th **day of** February, **19** 55

Commission expires July 6, 1955

O. G. Jones, **Notary Public**

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