K 2346

WARRANTY DEED

For and in consideration of the sum of Ten Thousand and No/100 ----------
----------($10,000.00) ----------**DOLLARS**

Cash in hand paid by Eulee LaFon and wife, Willie M. LaFon, the receipt of which is hereby acknowledged, we,

A. H. Johnson and wife, Malfin Johnson

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Eulee LaFon and wife, Willie M. LaFon

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. 377 on the Plan of Cloverhill, Section VII, as of record in Book 2133, page 92, Register's Office for said County.

Said Lot No. 377 fronts 80 feet on the south side of Dunmore Drive and runs back 211.7 feet on the easterly line and 207 feet on the westerly line, to a dead line, measuring 52 feet thereon.

Being a part of the same property conveyed to A. H. Johnson by deed from J. R. Coarsey and H. H. Richardson, of record in Book 2304, page 577, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2145, page 262, made applicable to the land in question by instrument of record in Book 2273, page 88, Register's Office for said County; and the plan of record in Book 2133, page 92, said Register's Office, which shows a 30 foot setback line from Dunmore Drive, a 10 foot easement along the rear for utilities, and an easement 2.5 x 20 feet on Dunmore Drive, at the north east corner of the lot for 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 Eulee LaFon and wife, Willie M. LaFon
their **heirs and assigns, forever.**

And we **do covenant with the said** Eulee LaFon and wife, Willie M. LaFon
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, 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** Eulee LaFon and wife, Willie M. LaFon
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th **day of** March, **19** 55.

A H Johnson

Malvin Johnson

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** A. H. Johnson and wife, Malvin Johnson

the husband & wife, **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 17th **day of** March, 1955

My commission expires July 6, 1955

O. G. Jones

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

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