K 2399

For and in consideration of the sum of ---------$10.00---------

---------Ten and No/100---------DOLLARS

cash in hand paid, and other good and valuable consideration, we, A. H. Johnson and wife, Malvin Johnson

have bargained and sold, and by these presents do transfer and convey unto the said Lafayette Elkins and wife, Jenetta Elkins, 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. 510 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 510 fronts 60 feet on the northerly side of Crosswood Court and runs back [illegible].7 feet on the easterly line and [illegible].4 feet on the westerly line to a dead line, which is a broken line, and measures 273.6 feet thereon.

Being a part of the same property conveyed to A. H. Johnson by deed from J. R. Coursey Trustee, of record in Book 2340, page 149, said Register's Office.

The grantors herein reserve the right, at their expense, to build, lay, erect, operate, maintain, repair, alter, inspect, and replace a septic tank and overflow fields on, over, through and across the rear 100 feet of the property herein conveyed, and the right of ingress and egress for such purposes; said septic tank and overflow fields to be for the use and benefit of lot 199, Section IV, Cloverhill, Subdivision, if the grantors do not erect a septic tank or overflows within one year from this date, then this easement is null and void.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lafayette Elkins & wife, Jenetta Elkins, their

heirs and assigns, forever

And we do covenant with the said Lafayette Elkins and wife, Jenetta Elkins that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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 Lafayette Elkins and wife, Jenetta Elkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12 day of May, 1955

A. H. Johnson

Malvin Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise E. Locke, a Notary Public in and for said County and State, the within named A. H. Johnson and wife Malvin Johnson

the bargainor s 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 office, this 12 day of May, 1955

Commission expires January 22, 1957

Louise E. Locke
Notary Public

WARRANTY DEED

FROM

A. H. Johnson et ux

Malvin Johnson

TO

Lafayette Elkins et ux

Jenetta Elkins

Home Federal Savings & Loan Assn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAY 18 1955
at 2:21 o'clock P.M.
and recorded in Book 2480 Page 55
Fee $ 2.20
REGISTER

56784

P G 84