K 2441

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Eight Hundred Fifty and No/100 - ($10,850.00) - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Roy W. Hardy and wife, Ann K. Hardy, the receipt of which is hereby adknowledged, we,

A. H. JOHNSON AND WIFE, MALVIN JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said Roy W. Hardy and wife, Ann K. Hardy 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. 509 on the Map of Cloverhill, Section VIII, as of record in Book 2331, page 11, Register's Office for said County.

Said Lot No. 509 fronts 60 feet on the northwesterly side of Crosswood Court and runs back 396.7 feet on the southwesterly line and 488.4 feet on the northeasterly line to a dead line, measuring 194 feet thereon.

Being a part of the property conveyed to A. H. Johnson by deed from J. R. Coarsey, Trustee, of record in Book 2340, page 489, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines, that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy W. Hardy and wife, Ann K. Hardy their heirs and assigns, forever.

And we do covenant with the said Roy W. Hardy and wife, Ann K. Hardy 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.

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 Roy W. Hardy and wife, Ann K. Hardy their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of July, 19 55

Malvin Johnson

A H 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 bargainor, 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 15th day of July, 19 55

Commission expires May 11, 1959

O. G. Jones Notary Public

G 85