K 2446

For and in consideration of the sum of Ten and No/100 ---------- DOLLARS
---------- $10.00 ----------

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

A. S. Johnson

have bargained and sold, and by these presents do transfer and convey unto the said William T. Poynor, Jr. and wife, Christine Poynor

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. 173 on the Plan of Glencoe Acres Subdivision, as of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.
Said Lot No. 173 fronts 89 feet on the southerly side of Old Antioch Pike and runs back 233.1 feet on the easterly line and 277.1 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 24.8 feet thereon.
Being a part of the same property conveyed to A. S. Johnson by deed from Southern Trust Company of Nashville, a Tennessee Corporation, of record in Book 2090, page 451, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 495 and Book 2088, page 534, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1835, pages 136, 137 and 138, said Register's Office, which shows a 45 foot building setback line from Old Antioch Pike, and a 10 foot easement for public utilities along the westerly and rear lines.

The said A. S. Johnson elects to claim his homestead in property which he owns and which is known as 118 Antioch Pike in Davidson County, Tennessee, which is of a valuation of more than $1,000.00, and is unencumbered.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William T. Poynor, Jr. and wife, Christine Poynor their heirs and assigns, forever.

And I do covenant with the said William T. Poynor, Jr. and wife, Christine Poynor that I am 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 I, A. S. Johnson

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William T. Poynor, Jr. and wife, Christine Poynor their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of August, 19 59

A. S. 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. S. Johnson

the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of August, 19 59

My Commission expires May 11, 1959

O. G. Jones, Notary Public

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