K 2448

For and in consideration of the sum of $ _____

TEN & 00/100 ($10.00) ---------- **DOLLARS**

cash in hand paid by Sterling R. Knox and wife, Mary C. Knox, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and further the said Sterling R. Knox and wife, Mary C. Knox assume and agree to pay the unpaid balance of a note, dated February 17, 1955, originally for $14,000.00, secured by a deed of trust executed by Walter G. Lee and wife to Herschel Greer, Trustee, of record in Book 2374, page 34, Register's Office, Davidson County, Tennessee,

We, Clifford C. Northcutt and wife, Mina D. Northcutt,

have bargained and sold, **and by these presents do transfer and convey unto the said** STERLING R. KNOX AND WIFE, MARY C. KNOX, their

_____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 2 on the Map of Walnut Grove, as of record in Book 2133, page 67, Register's Office for said County.
Said Lot No. 2 fronts 115.9 feet on the South side of June Drive and runs back between lines, 175 feet on the West line and 174.6 feet on the East line to a dead line in the rear on which it measures 95 feet.
Being the same property conveyed to Clifford C. Northcutt and wife, Mina C. Northcutt, by deed from Walter G. Lee and wife, of record in Book 2436, page 574, said Register's Office.
The above property is conveyed subject to restrictive covenants of record in Book 2271, page 541, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sterling R. Knox and wife, Mary C. Knox, their

_____ **heirs and assigns, forever.**

And we do covenant with the said Sterling R. Knox and wife, Mary C. Knox,

_____ 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, Clifford C. Northcutt and wife, Mina D. Northcutt,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sterling R. Knox and wife, Mary C. Knox, their

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

Witness our hand this 2nd day of September, 1959.

Clifford C Northcutt

Mina C Northcutt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John Ewing Wilson, a Notary Public in and for said County and State, the within named Clifford C. Northcutt and wife, Mina C. Northcutt

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 Nashville, Tennessee, this 2 day of September, 1959.

Commission expires 1-21-59

John Ewing Wilson
Notary Public

WARRANTY DEED

FROM

TO

70892

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and filed for record this 8 day of Sept. 1959 at 1:45 o'clock P.M. and duly recorded in Book 2448 page 599
$ 2.20
JAMES S. WILSON, register
By _____ D.R.

DOCUMENTARY

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