K 2590

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand and No/100 ----------

----------$11,000.00 ----------DOLLARS

Cash in hand paid by Robert Andrew McClain, Jr. and wife, Carolyn McClain, the receipt of which is hereby acknowledged, we,

A. H. Johnson and wife, Malvin Johnson

have bargained and sold, and by these presents do transfer and convey unto the said Robert Andrew McClain, Jr. and wife, Carolyn McClain

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. 703, Section IX on the Map of Cloverhill Subdivision as of record in Book 2331, page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 703 fronts 85 feet on the north side of Allen Road and runs back 180.3 feet on the west line and 168 feet on the east line to a dead line, measuring 50.6 feet thereon.
Being a part of the same property conveyed to A. H. Johnson by deed from H. H. Richardson, Trustee, of record in Book 2538, page 43, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2145, page 262, made applicable to the premises by instrument of record in Book 2401, page 227, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 44, said Register's Office, which shows a 50 foot setback line from Allen Road and a 10 foot easement along the rear 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 Robert Andrew McClain, Jr. and wife, Carolyn McClain

their heirs and assigns, forever.

And we do covenant with the said Robert Andrew McClain, Jr. and wife, Carolyn McClain

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 1956 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 Robert Andrew McClain, Jr. and wife, Carolyn McClain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of July, 19 56.

Malvin Johnson A. H. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me A. M. Tenison, a Notary Public in and for said County and State, with whom said A. H. Johnson and wife, Malvin Johnson

the bargainor s, 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 30th day of July, 19 56.

Commission expires 1957

A. M. Tenison
Notary Public

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