BK 2636

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Three Hundred and No/100 ---------- ----------$12,300.00 ----------DOLLARS Cash in hand paid by Aubrey Lee Sanders (Unmarried) 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 Aubrey Lee Sanders (Unmarried)

his 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. 11, on the map of Glencoe Acres Subdivision, Sections I and II, as of record in Book 1835, page 137, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the easterly side of Mimosa Drive and runs back 225.5 feet on the north line and 237 feet on the south line to a dead line, measuring 75.3 feet thereon.

Being a part of the same property conveyed to A. S. Johnson, by deed from Southern Trust Company of Nashville, Inc., of record in Book 2090, page 451, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2105, page 633, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1835, page 137, said Register's Office.

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 Aubrey Lee Sanders his heirs and assigns, forever.

And I do covenant with the said Aubrey Lee Sanders 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 1957 taxes which have been prorated and are hereby assumed by the purchaser.

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 Aubrey Lee Sanders his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of February, 19 57

A. S. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, 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 5th day of February, 19 57

Commission expires February 6, 1957

A. M. Tenison
Notary Public

PG 627