K 2652

For and in consideration of the sum of $10.00----------

----------(Ten & No/100ths)---------- DOLLARS

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

We, Clarence R. Koehn, Jr. and Wife, Dorothy Wayne Koehn have bargained and sold, and by these presents do transfer and convey unto the said John A. Spann, Jr. and wife, Gwen K. Spann 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. 16 of block "C" on the re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Ardee Avenue and runs back between lines, 224.1 feet on the westerly line and 226.6 feet on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Clarence R. Koehn, Jr. by deed from J. G. Baugus and wife, Pauline Baugus, of record in Book 1473, page 128, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1284, page 97, 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 John A. Spann, Jr. and wife, Gwen K. Spann their heirs and assigns, forever.

And we do covenant with the said John A. Spann, Jr. and wife, Gwen K. Spann 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 taxes for the current year which have been prorated and the purchasers assume. And ~~we, Clarence R. Koehn, Jr. and wife, Dorothy Wayne Koehn,~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John A. Spann, Jr. and wife, Gwen K. Spann their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of June, 1957.

Clarence R. Koehn Jr.

Dorothy Wayne Koehn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named Clarence R. Koehn, Jr. and wife Dorothy Wayne Koehn 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 Nashville, Tennessee, this 28th day of June, 1957

Commission expires April 20-1958 [illegible] Notary Public

WARRANTY DEED

FROM CLARENCE R. KOEHN ET UX

TO JOHN A. SPANN, JR. ET UX

44224

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of JUL A.D. 1957 at 1:20 P.M.
Noted in Book 21 Page 311
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
[illegible] D.C.

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K 2652 PG 413