BK 2696

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of THIRTEEN THOUSAND SEVEN HUNDRED AND NO/100 --------
----------($13,700.00)---------- **DOLLARS**

Cash in hand paid by Andrew J. Moore and wife, Hazel O. Moore, 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** Andrew J. Moore and wife, Hazel O. Moore

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. 122 on the Plan of Section Two Locustwood, as of record in Book 2331, page 147, Register's Office for said County.

Said Lot No. 122 fronts 147 feet on the east side of East Ridge Drive, and runs back 221.2 feet on the south line and 223.6 feet on the north line, to a dead line in the rear, measuring 163.9 feet thereon.

Being part of the same property conveyed to A. S. Johnson, by deed from Mary Cordon Horn and husband, Wiley W. Horn, of record in Book 2602, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines applicable to the above described property.

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 Andrew J. Moore and wife, Hazel O. Moore
their **heirs and assigns, forever.**

And I **do covenant with the said** Andrew J. Moore and wife, Hazel O. Moore
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 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** Andrew J. Moore and wife, Hazel O. Moore
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 30th **day of** July, **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

NOTARY

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 30th **day of** July, **19** 57

Commission expires _____, 19__

A. M. Tenison
Notary Public

BK 481