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THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Five Hundred and No/100 ---------- ----------$11,500.00 ---------- **DOLLARS**

Cash in hand paid by Joe Arthur Edgens and wife, Myra J. Edgens, 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** Joe Arthur Edgens and wife, Myra J. Edgens

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. 148 on the Plan of Locustwood, Section 2, as of record in Book 2331, page 147, said Register's Office. Said Lot No. 148 fronts 89 feet on the westerly side of East Ridge Drive and runs back 239.7 feet on the southerly line and 238 feet on the northerly line to a dead line in the rear, measuring 88.7 feet thereon. Being part of the property conveyed to A. S. Johnson, by deed from Mary Gordon Horn and husband, Wiley W. Horn, of record in Book 2602, page 71, Register's Office for said County.

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.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe Arthur Edgens and wife, Myra J. Edgens their **heirs and assigns, forever.**

And I **do covenant with the said** Joe Arthur Edgens and wife, Myra J. Edgens **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** Joe Arthur Edgens and wife, Myra J. Edgens their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 17th **day of** September, 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 17th **day of** September, 19 57

Commission expires February 27, 1961

A. M. Tenison
Notary Public

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