K 3034

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Six Hundred and No/100 ----------
----------($10,600.00) ---------- DOLLARS
Cash in hand paid by Lonnie B. Ervin and wife, Grace L. Ervin, the receipt of which is hereby acknowledged, we,

A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord

have bargained and sold, and by these presents do transfer and convey unto the said Lonnie B. Ervin and wife, Grace L. Ervin 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. 4 on the Map of Luna Heights Subdivision, as of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 143.0 feet on the west margin of Bakertown Road, and extends back 308.0 feet on the north line and 205.7 feet on the south line to a broken line, measuring 207.0 feet thereon.

Being a part of the property conveyed to A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord by warranty deed from C. D. Luna and wife, Helen Louise Luna, as of record in Book 2813, page 7, Register's Office for Davidson County, Tennessee.

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 Lonnie B. Ervin and wife, Grace L. Ervin their heirs and assigns, forever.

And we do covenant with the said Lonnie B. Ervin and wife, Grace L. Ervin 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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie B. Ervin and wife, Grace L. Ervin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of March, 19 60.

Aileen Johnson McCord

A S Johnson

Audie Joe Johnson

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