K 3070

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten Thousand Nine Hundred and N./100 ---------- ----------($10,900.00) ----------**DOLLARS**

Cash in hand paid by Sherman Neil Anderson, 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** Sherman Neil Anderson

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. 2 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. 2 begins at a point in the west margin of Bakertown Road, the common front corner of Lots Nos. 2 and 3; thence with the line between Lots 2 and 3 westwardly 236.0 feet to a point; thence north 5 degrees 36 minutes east 175.1 feet to a point in the south margin of an unnamed court; thence with said margin eastwardly 203.2 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east and then to the south 39.3 feet to a concrete monument in the west margin of Bakertown Road; thence with said margin 148.4 feet southwardly to the beginning.

Being a part of the property conveyed to A. S. Johnson by deed from Roy H. Anderson and wife, Clara B. Anderson, as recorded in Book 2857, page 592, Register's Office for Davidson County, Tennessee.

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 Sherman Neil Anderson _____ his _____ **heirs and assigns, forever.**

And I **do covenant with the said** Sherman Neil Anderson _____ **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 1960 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** Sherman Neil Anderson _____ his _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** this 11th **day of** May, **19** 60

_____ A. S. Johnson

_____ _____

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