K 3074

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) - DOLLARS

and other good and valuable considerations, cash in hand paid by Henderson L. Johnson and wife, Barbara Jo Johnson, receipt of which is acknowledged by Hermitage Homes, Inc., a Tennessee corporation, Hermitage Homes, Inc. has

have bargained and sold, and by these presents do transfer and convey unto the said Henderson L. Johnson and wife, Barbara Jo Johnson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A parcel of land marked "Reserved" on the Plan of Tusculum Fields Subdivision, as of record in Book 2330, page 16, Register's Office for said County.

Said Reserved parcel fronts 40.7 feet on the North margin of Strasser Drive and extends back 110 feet on the West line which is a common line with the East line of Lot No. 67 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, and 152.40 feet on the East line to a rear line, which is a common line with the rear line of Lot No. 66, on which it measures 75.8 feet.

Being the same property conveyed to Hermitage Homes, Inc. by deed from Mid-State Investment Corporation, of record in Book 2491, page 35, Register's Office for Davidson County, Tennessee.

The above conveyance is subject expressly to the following:

A 20' x 2.5' anchor easement in the southwest corner of said parcel of land marked "Reserved" on the Plan of Tusculum Fields Subdivision, as of record in Book 2330, page 16, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henderson L. Johnson and wife, Barbara Jo Johnson, their heirs and assigns, forever.

And Hermitage Homes, Inc. does ~~do~~ covenant with the said Henderson L. Johnson and wife, Barbara Jo Johnson, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Hermitage Homes, Inc. does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Henderson L. Johnson and wife, Barbara Jo Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of June, 1960

HERMITAGE HOMES, INC.

By Sam F. Coleman
President

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