K 3075

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand and Five Hundred and 00/100 ($12,500.00) DOLLARS

Cash in hand paid by George Lawrence McClellan, and wife Virginia L. McClellan, the receipt of which is hereby acknowledged, we,

A. H. Johnson and wife, Malvin Johnson

have bargained and sold, and by these presents do transfer and convey unto the said George Lawrence McClellan and wife, Virginia L. McClellan 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. 35 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No.35fronts 82.27 feet on the southwesterly margin of Bonnaridge Drive and extends back 159.0 feet on the northwesterly line and 163.7 feet on the southeasterly line, to a dead line, measuring 72.0 feet thereon.

Being a part of the property conveyed to A. H. Johnson and wife, Malvin Johnson by warranty deed from Miller Kimbrough, Trustee, as of record in Book 3035, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-backs 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 George Lawrence McClellan and wife, Virginia L. McClellan their heirs and assigns, forever.

And we do covenant with the said George Lawrence McClellan and wife Virginia L. McClellan 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 for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And we A. H. Johnson and wife Malvin Johnson do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said George Lawrence McClellan and wife, Virginia L. McClellan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13 th day of June, 1960

(Seal) A. H. Johnson

Malvin Johnson

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