BK 3096

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 ---------- ---------- ($12,500.00) ---------- DOLLARS Cash in hand paid by Edwin R. Denney and wife, Maebelle N. Denney, 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 EDWIN R. DENNEY AND WIFE, MAEBELLE N. DENNEY

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. 36 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 36 fronts 80.0 feet on the southwest margin of Bonnaridge Drive and extends back 159.0 feet on the southeast line and 149.2 feet on the northwest line, to a dead line, measuring 90.7 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, said Register's Office.

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 Edwin R. Denney and wife, Maebelle N. Denney their heirs and assigns, forever.

And we do covenant with the said Edwin R. Denney and wife, Maebelle N. Denney 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.

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 Edwin R. Denney and wife, Maebelle N. Denney their heirs and assigns against the lawful claims of all persons, whomsoever.

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

A H Johnson

Malvin Johnson

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