BK 3097

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Seven Hundred Fifty and No/100 ($13,750.00) DOLLARS

Cash in hand paid by Sterling A. Seat and wife Dorothy C. Seat, 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 Sterling A. Seat and wife Dorothy C. Seat, 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. 68, 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. 68 begins at a point in the southwesterly margin of Bonnalynn Drive at the common front corner of Lots 67 and 68; thence with the boundary between said lots 150.0 feet to the common rear corner of lots 47, 48,67 and 68; thence north westwardly 97.0 feet to a point in the southeasterly margin of Bonnacreek Drive at the common corner of Lots 47, and 68; thence northeastwardly along said margin 125.0 feet to a point which is the beginning of a curve with a radius of 25.0 feet thence around said curve 39.27 feet to a point in the southwesterly margin of Bonnalynn Drive; thence along said margin 72.0 feet to the beginning.

Being a part of the property conveyed to A. H. Johnson, and wife, Malvin Johnson, by waranty deed from Miller Kimbrough, Trustee, as of record in Book 3066, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is made by subject to all restrictive covenants easements and se t 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 Sterling A. Seat and wife Dorothy C. Seat their heirs and assigns, forever.

And we do covenant with the said Sterling A. Seat and wife Dorothy C. Seat 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 Sterling A. Seat and wife Dorothy C. Seat, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of June, 19 60

A. H. Johnson

Malvin Johnson

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