K 3102

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Two Hundred Fifty and No/100 (11,250.00) **DOLLARS**
Cash in hand paid by Bobby Joe Buchanan and wife, Jo Ann Buchanan, the receipt of which is hereby acknowledged, we A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Bobby Joe Buchanan and wife, Jo Ann Buchanan
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. 8, 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. 8, fronts 238.0 feet on the north margin of Bakertown Road and runs back 106.2 feet on the west line and 230.0 feet on the east line to a dead line in the rear, measuring 266.8 feet thereon.

Being a part of the property conveyed to A. S. Johnson, Audie Joe Johnson and Aileen Johnson McCord by deed from C. D. Luna and wife, Helen Louise Luna, as of record in Book 2813, page 7, Register's Office for Davidson County, Tennessee

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 Bobby Joe Buchanan and wife, Jo Ann Buchanan
their **heirs and assigns, forever.**

And we do covenant with the said Bobby Joe Buchanan and wife Jo Ann Buchanan
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 pro-rated and are hereby assumed by the purchasers.

And we, A. S. Johnson, Audie Joe Johnson, and Aileen Johnson McCord,
do further covenant and bind ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bobby Joe Buchanan and wife, Jo Ann Buchanan
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 25th **day of** July, 1960

Aileen Johnson McCord

A. S. Johnson

Audie Joe Johnson

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