WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Nine Hundred Fifty and No/100. ($10,950.00) **DOLLARS**

Cash in hand paid by Rufus L. Sullivan and wife, Leona H. Sullivan, 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** Rufus L. Sullivan and wife, Leona H. Sullivan 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 Luna Heights Subdivision, Section II, as of record in Book 2900, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 126.9 feet on the southeast margin of Jansing Drive and extends back 344.0 feet on the northeasterly line and 353.4 feet on the southwesterly line, which is a broken line, to a dead line in the rear, measuring 79.0 feet thereon.

Being a part of the property conveyed to A. S. Johnson, Audie Joe Johnson, and Aileen Johnson McCord by deed from Roy H. Anderson and wife, Clara B. Anderson, as of record in Book 2857, page 592, 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 Rufus L. Sullivan and wife, Leona H. Sullivan their **heirs and assigns, forever.**

And we **do covenant with the said** Rufus L. Sullivan and wife, Leona H. Sullivan **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. 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** Rufus L. Sullivan and wife, Leona H. Sullivan their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** September, 1960

Aileen Johnson McCord

A. S. Johnson

Audie Joe Johnson