BK 3134

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand, Nine Hundred and No/100 ($10,900.00) **DOLLARS**
Cash in hand paid by Fred D. Reynolds and wife, Sammie L. Reynolds, 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** Fred D. Reynolds and wife, Sammie L. Reynolds

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. 12 on the Map of Luna Heights Subdivision, as of record in Book 2851, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 12, fronts 118.0 feet on the west margin of Bakertown Road and extends back 225.0 feet on the north line and 255.7 feet on the southerly line, which is a broken line, to a dead line in the rear, measuring 93.2 feet thereon.

Being a part of the property conveyed to A. S. Johnson, Audie Joe Johnson, and Aileen Johnson McCord by warranty 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 Fred D. Reynolds and wife, Sammie L. Reynolds their **heirs and assigns, forever.**

And we **do covenant with the said** Fred D. Reynolds and wife, Sammie L. Reynolds **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.** which have been prorated 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** Fred D. Reynolds and wife, Sammie L. Reynolds their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 6th **day of** October, 19 60.

Aileen Johnson McCord — A. S. Johnson

Audie Joe Johnson

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