K 3163

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Seven Hundred and No/100-------- ($11,700.00) DOLLARS

Cash in hand paid by Charles O. Edwards and wife, Shirley F. Edwards, the receipt of which is hereby acknowledged, we,

A. S. Johnsen, Audie Joe Johnsen and Aileen Johnson McCord

have bargained and sold, and by these presents do transfer and convey unto the said Charles O. Edwards and wife, Shirley F. Edwards 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. 35 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. 35 begins at an iron pin in the northeasterly margin of Luna Drive at the common front corner of Lots 34 and 35; thence northeastwardly 162.0 feet to a concrete monument at the common rear corner of Lots 34 and 35; thence with the line between lots 35 and 36, 174.8 feet northwestwardly to an iron pin in the southeast margin of Jansing Drive; thence with the margin of Jansing Drive southwestwardly 129.0 feet to a concrete monument in the southeast margin of Jansing Drive which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve, to the south, then to the east 39. 3 feet to a concrete monument in the northeasterly margin of Luna Drive; thence with the said margin of Luna Drive southeastwardly 146.8 feet to the beginning.

Being a part of the property conveyed to A. S. Johnsen, Audie Joe Johnson, and Aileen Johnson McCord by deed from Roy H. Andersen and wife, Clara B. Andersen, 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 Charles O. Edwards and wife, Shirley F. Edwards their heirs and assigns, forever.

And we do covenant with the said Charles O. Edwards and wife, Shirley F. Edwards 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. Johnsen, Audie Joe Johnsen, 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 Charles O. Edwards and wife, Shirley F. Edwards their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of December, 1960.

Aileen Johnson McCord

A. S. Johnsen

Audie Joe Johnsen

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