BK 3163

Book 3163 Page

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of ----------$10.00----------
Ten and No/100----------DOLLARS

Cash in hand paid and other good and valuable considerations, 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 Homer David Gaines and wife, Claudine C. Gaines, 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. 341 on the Map of Hermitage Hills Subdivision, Section III, as of record in Book 2900, page 97, Register's Office for said County,

Said Lot No. 341 fronts 80 feet on the southerly margin of Bonnacreek Drive and extends back 145.6 feet on the easterly side and 145.6 feet on the westerly side to a dead line in the rear, on which it measures 90.0 feet.

Being a part of the property conveyed to A. H. Johnson and wife, Malvin Johnson, by warranty deed from Miller Kimbrough, Trustee, as of record in Book 3129, page 467, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Homer David Gaines and wife, Claudine C. Gaines, their heirs and assigns, forever.

And We do covenant with the said Homer David Gaines and wife, Claudine C. Gaines 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 Homer David Gaines and wife, Claudine C. Gaines, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of December, 1960

A. H. Johnson

Malvin Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named A. H. Johnson and wife, Malvin Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 1960

My Commission Expires August 11, 1964

T. Willard Oliphant
Notary Public

T. WILLARD OLIPHANT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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