K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Nine Hundred and No/100---------- ($11,900.00) **DOLLARS**
Cash in hand paid by Doyle McGowan and wife, Anna M. McGowan, 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** Doyle McGowan and wife, Anna M. McGowan

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. 37 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. 37 fronts 117.0 feet on the southeast margin of Jansing Drive and extends back 344.0 feet on the southwest line and 370.0 feet on the northeast line, to a dead line in the rear, measuring 121.4 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 Doyle McGowan and wife, Anna M. McGowan their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Doyle McGowan and wife, Anna M. McGowan **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 1961 taxes, 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** Doyle McGowan and wife, Anna M. McGowan their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 12th **day of** January, 1961.

Aileen Johnson McCord — A. S. Johnson

Audie Joe Johnson

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