BK 3184

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand Nine Hundred Fifty and No/100 ------
----------($8,950.00) ----------DOLLARS
Cash in hand paid by Carl E. Hawkins and wife, Lillian E. Hawkins, the receipt of which is hereby acknowledged, we,

Howard E. Johnson and wife, Katherine B. Johnson

_____ have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Hawkins and wife, Lillian E. Hawkins 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 part of a 10 1/4 acre tract, as shown on the Plan of the Richardson Place, of record in Book 547, page 135, Register's Office for said County, and described as follows:

BEGINNING at a point on the northerly margin of Lakehurst Drive at the southwest corner of a 60 foot lot conveyed to V. L. Sexton, by deed of record in Book 982, page 605, said Register's Office; thence in a northwesterly direction along the north margin of said Drive, 75 feet to a point on the north margin of said Drive; thence northerly 54 feet, more or less, to a point in the center of the branch; thence along the center of said branch in a northwesterly direction and along the easterly line of a part of the property conveyed to Lambert Campbell and wife, by deed of record in Book 971, page 494, said Register's Office, 120 feet more or less to the north line of said 10 1/4 acre tract; thence along the northwesterly line of said tract easterly 152.5 feet to the northwest corner of the 60 foot lot conveyed to said Sexton hereinabove mentioned; thence along said Sexton westerly line South 140 feet to the beginning.

Being the same property conveyed to Howard E. Johnson and wife, Katherine B. Johnson, by deed from Nellie Mai Brewer, of record in Book 2700, page 639, 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 Carl E. Hawkins and wife, Lillian E. Hawkins their heirs and assigns, forever.

And we do covenant with the said Carl E. Hawkins and wife, Lillian E. Hawkins 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Howard E. Johnson and wife, Katherine B. 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 Carl E. Hawkins and wife, Lillian E. Hawkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of March, 19 61

Howard E. Johnson

Katherine B. Johnson

PG 307