K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100---------- ($10.00) 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 John William Montgomery and wife, Betty Z. Montgomery

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. 232 on the Plan of Hermitage Hills, Section II, Revised, as of record in Book 2900, page 112, Registor's Office for said County.

Said Lot No. 232 fronts 90.0 feet on the southerly margin of Bonnalynn Drive and extends back between lines measuring 152.7 feet on the easterly side and 168.7 feet on the westerly side to a dead line, measuring 91.0 feet thereon.

Being the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Miller Kimbrough, Trustee, of record in Book 3164, page 155, 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 John William Montgomery and wife, Betty Z. Montgomery their heirs and assigns, forever.

And we do covenant with the said John William Montgomery and wife, Betty Z. Montgomery 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. H. Johnson and wife, Malvin Johnson do further covenant and bind ~~our selves,~~ our heirs and representatives, to warrant and forever defend the title to the said land to the said John William Montgomery & wife, Betty Z. Montgomery, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hand s this 14th day of April, 1961.

A. H. Johnson

Malvin Johnson

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