K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand, Nine Hundred and Fifty and No/100 ($13,950.00) DOLLARS Cash in hand paid by Joseph F. Adcox and wife, Eula T. Adcox, 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 Joseph F. Adcox and wife, Eula T. Adcox 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. 359 on the Plan of Hermitage Hills, Section III, as of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 359 fronts 90.34 feet on the northerly margin of Bonnacreek Drive and extends back between lines measuring 168.4 feet on the westerly line and 180.0 feet on the easterly line to a broken line in the rear, on which it measures 65.0 feet.

Being part of the same property conveyed to A. H. Johnson by deed from Miller Kimbrough, Trustee, of record in Book 3103, page 189, Register's Office for said County.

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 Joseph F. Adcox and wife, Eula T. Adcox their heirs and assigns, forever.

And we do covenant with the said Joseph F. Adcox and wife, Eula T. Adcox that we 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph F. Adcox and wife, Eula T. Adcox their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of April, 1961.

A. H. Johnson

Malvin Johnson

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