BK 3224

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO

**For and in consideration of the sum of** TEN THOUSAND EIGHT HUNDRED AND NO/100 --------- ($10,800.00) ---------- **DOLLARS**

Cash in hand paid by Jesse J. Bowman and wife, Mary Frances Bowman, the receipt of which is hereby acknowledged, we,

A. S. JOHNSON AND AUDIE JOE JOHNSON

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JESSE J. BOWMAN AND WIFE, MARY FRANCES BOWMAN

__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. 16 on the Plan of Luna Heights, Section II, as of record in Book 2900, page 55, Register's Office for said County.

Said Lot No. 16 fronts 83.3 feet on a curve on the southeasterly margin of Lallemand Court, running back 136.0 feet on the northeasterly line and 275.0 feet on the westerly line to a broken line, measuring 393.4 feet thereon.

Being the same property conveyed to A. S. Johnson and Audie Joe Johnson by deeds from C. D. Luna and wife, and Aileen Johnson of record in Book 2913, page 7 and Book 3165, page 639, said Register's Office.

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** Jesse J. Bowman and wife, Mary Frances Bowman _____ their _____ **heirs and assigns, forever.**

**And** we **do covenant with the said** Jesse J. Bowman and wife, Mary Frances Bowman **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 and Audie Joe 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** Jesse J. Bowman and wife, Mary Frances Bowman _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 16th **day of** May, **19** 61

A. S. Johnson

Audie Joe Johnson

PG 81