BK 3226

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twelve Thousand Nine Hundred and No/100 - - - - - - - - - - - - - - - - ($12,900.00) - - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Samuel Knight Pruett and wife, Jacqueline R. Pruett, 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 Samuel Knight Pruett and wife, Jacqueline R. Pruett,

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. 342 on the Map of Hermitage Hills Subdivision, Section III, as of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 342 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back between parallel lines, measuring 145.6 feet on the easterly side and 148.0 feet on the westerly side to a dead line in the rear, measuring 80.0 feet thereon.

Being part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Miller Kimbrough, Trustee, of record in Book 3129, page 467, 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 SAMUEL KNIGHT PRUETT AND WIFE, JACQUELINE R. PRUETT, their heirs and assigns, forever.

And we do covenant with the said SAMUEL KNIGHT PRUETT AND WIFE, JACQUELINE R. PRUETT, 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said SAMUEL KNIGHT PRUETT AND WIFE, JACQUELINE R. PRUETT, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1961

A. H. Johnson

Malvin Johnson

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