K 3247

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 LaVerne F. Sweet and wife, Janice L. Sweet, 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** LaVerne F. Sweet and wife, Janice L. Sweet

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. 165, on the Plan of Hermitage Hills, Section II, Revised, of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 80.13 feet on the southwesterly margin of Jacksonian Drive running back between lines 160.7 feet on the southeasterly line, and 171.2 feet on the northwesterly line to a dead line, measuring 78.8 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 3222, page 387, 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 LaVerne F. Sweet and wife, Janice L. Sweet
their **heirs and assigns, forever.**

And we **do covenant with the said** LaVerne F. Sweet and wife, Janice L. Sweet
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, 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** LaVerne F. Sweet and wife, Janice L. Sweet
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** June, 19 61

A. H. Johnson

Malvin Johnson

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