BK 3249

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TWELVE THOUSAND TWO HUNDRED FIFTY AND NO/100 ---- ---------- ($12,250.00) ---------- **DOLLARS**

Cash in hand paid by John F. Adcox and wife, Roberta H. Adcox, the receipt of which is hereby acknowledged, we,

HERMAN JOHNSON AND WIFE, CREIG M. JOHNSON

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** JOHN F. ADCOX AND WIFE, ROBERTA H. 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. 239 on the Plan of Hermitage Hills, Section 3, Revised, of record in Book 2900, page 112, Register's Office for said County.

Said Lot No. 239 fronts 100 feet on the northeasterly margin of Jacksonian Drive and extends back between lines measuring 107.3 feet on the northwesterly side and 134.8 feet on the southeasterly side to a dead line in the rear on which it measures 92.1 feet.

Being a part of the same property conveyed to Herman Johnson by deed from Miller Himebaugh, Trustee, of record in Book 3217, page 163, 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 John F. Adcox and wife, Roberta H. Adcox their **heirs and assigns, forever.**

And we **do covenant with the said** John F. Adcox and wife, Roberta H. Adcox **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, Herman Johnson and wife, Creig M. 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** John F. Adcox and wife, Roberta H. Adcox their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** June, 19 61

Herman Johnson

Creig M. Johnson

PG 133