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

**For and in consideration of the sum of** $10,900.00

Ten Thousand, Nine Hundred and no/100 **DOLLARS**

Cash in hand paid by James M. Davis and wife, Myrna C. Davis, the receipt of which is hereby acknowledged,

A. S. Johnson

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** James M. Davis and wife, Myrna C. Davis

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. 3L, on the Plan of Luna Heights, Section II, as of record in Book 2900, page 85, Register's Office for said County.

Said Lot No. 3L fronts 232.5 feet on the northeasterly margin of Luna Drive and runs back between lines of 242 feet on the southeasterly side and 162 feet on the northwesterly side to a dead line measuring 178.6 feet.

Being the same property conveyed to A. S. Johnson, by deed from Roy H. Anderson and wife, of record in Book 2857, page 592, 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.

The said A. S. Johnson elects to claim his homestead in property which he owns and which is known as 118 Antioch Pike, in Davidson County, Tennessee, which is of a valuation of more than $1,000.00 and is unencumbered.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** James M. Davis and wife, Myrna C. Davis

their **heirs and assigns, forever.**

**And** I **do covenant with the said** James M. Davis and wife, Myrna C. Davis

**that** I am **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** I, A. S. Johnson

**do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** James M. Davis and wife, Myrna C. Davis

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** my **hand this** 11th **day of** September, **19** 61

A. S. Johnson