K 3312

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,100.00 ----------

Eleven Thousand, One Hundred and No/100 ---------- **DOLLARS**

Cash in hand paid by James R. Williams and wife, Joyce L. Williams, the receipt of which is hereby acknowledged, I,

A. S. JOHNSON

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James R. Williams and wife, Joyce L. Williams

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. 53, on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for said County.

SAID Lot No. 53 fronts 83.0 feet on the northeasterly margin of Luna Drive, running back between lines measuring 302.0 feet on the northwesterly line, and 291.7 feet on the southeasterly line to a dead line in the rear, on which it measures 84.0 feet.

Being the same property conveyed to A. S. Johnson, by deed from Roy H. and Clara B. Anderson, 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 R. Williams and wife, Joyce L. Williams

their **heirs and assigns, forever.**

And I **do covenant with the said** James R. Williams and wife, Joyce L. Williams

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.**

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 R. Williams and wife, Joyce L. Williams

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

Witness my **hand** this 29th **day of** November, 1961

A. S. Johnson

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