K 3314

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,200.00 ----------

Fourteen Thousand, Two Hundred and No/100 ----------DOLLARS

Cash in hand paid by Earl St. John and wife, Shirley M. St. John, 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 Earl St. John and wife, Shirley M. St. John

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. 552 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 552 fronts 95.0 feet on the southerly margin of Plantation Drive, and runs back between lines, measuring 122.18 feet on the westerly side and 170.06 feet on the easterly side to a dead line in the rear on which it measures 89.73 feet.

Being a part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Miller G. Kimbrough, Trustee, of record in Book 3252, page 121, 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 Earl St. John and wife, Shirley M. St. John their heirs and assigns, forever.

And we do covenant with the said Earl St. John and wife, Shirley M. St. John 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.

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 Earl St. John and wife, Shirley M. St. John their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 19 61

A. H. Johnson

Malvin Johnson

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