K 3338

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,600.00 ----------

Thirteen Thousand, Six Hundred and No/100 ---------- **DOLLARS**

Cash in hand paid by Odie Ray Foxall and wife, Perry R. Foxall, 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 Odie Ray Foxall and wife, Perry R. Foxall

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. 554 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. 554 fronts 95.0 feet on the southerly margin of Plantation Drive and runs back between lines, measuring 167.2 feet on the westerly side and 161.3 feet on the easterly side to a dead line in the rear, on which it measures 52.59 feet.

Being a part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Miller 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 Odie Ray Foxall and wife, Perry R. Foxall their **heirs and assigns, forever.**

And we **do covenant with the said** Odie Ray Foxall and wife, Perry R. Foxall **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 1962 taxes which have been prorated and are hereby assumed by the purchaser.

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** Odie Ray Foxall and wife, Perry R. Foxall their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 12th **day of** January, 19 62

A. H. Johnson

Malvin Johnson

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