BK 3343

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,150.00

Fourteen Thousand, One Hundred Fifty and No/100 **DOLLARS**

Cash in hand paid by James H. May and wife, Gwendolyn J. May, 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 James H. May and wife, Gwendolyn J. May

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. 276 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, page 112, Register's Office for said County, described as follows:

Said Lot No. 276 fronts 70.0 feet on the northwesterly margin of Bonnavista Drive and runs back between lines measuring 175.3 feet on the northeasterly side and 216.4 feet on the southwesterly side, the latter line being a broken line, to a dead line in the rear on which it measures 80.4 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 3280, page 548, 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 James H. May and wife, Gwendolyn J. May their **heirs and assigns, forever.**

And we **do covenant with the said** James H. May and wife, Gwendolyn J. May **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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

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** James H. May and wife, Gwendolyn J. May their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 23rd **day of** February, 1962

A. H. Johnson

Malvin Johnson

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