K 3345

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,500.00

Fourteen Thousand, Five Hundred and No/100 **DOLLARS**

Cash in hand paid by Aubrey T. Villines and wife, Sue T. Villines, 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 Aubrey T. Villines and wife, Sue T. Villines 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. 610 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for said County, and more particularly described as follows:

Said Lot No. 610 fronts 84.52 feet on the northerly margin of Bonnawood Drive and runs back between lines, 200.0 feet on the westerly side and 172.92 feet on the easterly side to a dead line in the rear, measuring 86.2 feet thereon.

Being a part of the same property conveyed to A. H. Johnson by deed from Miller Kimbrough, Trustee, of record in Book 3282, page 547, 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 Aubrey T. Villines and wife, Sue T. Villines their **heirs and assigns, forever.**

And we **do covenant with the said** Aubrey T. Villines and wife, Sue T. Villines **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** Aubrey T. Villines and wife, Sue T. Villines, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** February, 19 62

A. H. Johnson

Malvin Johnson

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