K 3346

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,000.00
Fourteen Thousand and No/100 DOLLARS

Cash in hand paid by Thomas I. Coulter and wife, Louise S. Coulter, 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 Thomas I. Coulter and wife, Louise S. Coulter 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. 436 on the Plan of Hermitage Hills, Section V, of record in Book 3300, pages 1 and 2, Register's Office for said County, and described as follows:

Said Lot No. 436 fronts 77.0 feet on the northerly margin of Bonnabrook Drive and runs back between lines measuring 162.28 feet on the easterly side and 168.28 feet on the westerly side to a dead line in the rear on which it measures 89.7 feet.

Being part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from Miller Kimbrough, Trustee, of record in Book 3310, page 433, 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 Thomas I. Coulter and wife, Louise S. Coulter their heirs and assigns, forever.

And we do covenant with the said Thomas I. Coulter and wife, Louise S. Coulter 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 Thomas I. Coulter and wife, Louise S. Coulter their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of March, 1962

A. H. Johnson
Malvin Johnson

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