K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,900.00

Eleven Thousand, Nine Hundred and No/100 **DOLLARS**

Cash in hand paid by Carl E. Montgomery and wife, Rosa Montgomery, the receipt of which is hereby acknowledged, I,

A. S. JOHNSON

have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Montgomery and wife, Rosa Montgomery

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. 92 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee, and as shown on a survey of Lot 92 made March 17, 1962, by Hal R. Swann, Jr., Surveyor.

SAID Lot No. 92 fronts 83.0 feet on the southwesterly marrin of Luna Drive, running back between lines measuring 190.0 feet on the northwesterly side and 295.0 feet on the southeasterly side to a dead line in the rear, on which it measures 130.0 feet.

Being part of the same property conveyed to A. S. Johnson by deed from Roy H. Anderson and wife, Clara B. Anderson of record in Book 2857, page 592, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The said A. S. Johnson elects to claim his homestead in property which he owns and which is known as 118 Antioch Pike, in Davidson County, Tennessee, which is of a valuation of more than $1,000.00 and is unencumbered.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl E. Montgomery and wife, Rosa Montgomery **their heirs and assigns, forever.**

And I **do covenant with the said** Carl E. Montgomery and wife, Rosa Montgomery **that** I am **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 I A. S. JOHNSON **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Carl E. Montgomery and wife, Rosa Montgomery **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 25th **day of** May, **19** 62

A. S. Johnson

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