K 3402

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Nine Hundred and No/100 ----------
----------($12,900.00) ---------- DOLLARS
Cash in hand paid by William J. O'Connor (Unmarried), 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 William J. O'Connor (Unmarried)

his _____ 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. 425 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 425 fronts 84 feet on the southerly side of Bonnabrook Drive and runs back 158.75 feet on the easterly line and 157.88 feet on the westerly line to a dead line in the rear, measuring 70.44 feet thereon.

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 3343, page 639, 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 William J. O'Connor
his heirs and assigns, forever.

And we do covenant with the said William J. O'Connor
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 William J. O'Connor
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of June, 19 62

A H Johnson

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