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WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Seven Hundred and No/100 ----------
----------($12,700.00) ----------DOLLARS
Cash in hand paid by James R. Arbaugh and wife, Vivian Y. Arbaugh, 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 R. Arbaugh and wife, Vivian Y. Arbaugh 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.426 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 426 fronts 83.38 feet on the southerly margin of Bonnabrook Drive and runs back between lines, measuring 157.88 feet on the easterly side and 155.0 feet on the westerly side to a dead line in the rear on which it measures 76.79 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 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 James R. Arbaugh and wife, Vivian Y. Arbaugh their heirs and assigns, forever.

And we do covenant with the said James R. Arbaugh and wife, Vivian Y. Arbaugh 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 R. Arbaugh and wife, Vivian Y. Arbaugh their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of June 19 62

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