BK 3463

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------

Twelve Thousand Nine Hundred Fifty and no/100-----($12,950.00)------DOLLARS

Cash in hand paid and other good and valuable considerations 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 R. T. Van Hooser and wife, Lanner Van Hooser 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.227 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 227 fronts 77.0 feet on the southwesterly side of Terry Place and extends back between lines, 156.5 feet on the northwesterly line and 141.9 feet on the southeasterly line to a dead line in the rear, which is a broken line measuring 107.8 feet thereon.

Being part of the same property conveyed to A. H. Johnson and wife, Malvin Johnson, by deed from A. H. Johnson, Trustee, of record in Book 3431, page 487, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. T. Van Hooser and wife, Lanner Van Hooser their heirs and assigns, forever.

And we do covenant with the said R. T. Van Hooser and wife, Lanner Van Hooser 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.

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 R. T. Van Hooser and wife, Lanner Van Hooser their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of November, 19 62

A H Johnson

Malvin Johnson

PG 37