K 3502

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($3,950.00)

Three Thousand Nine Hundred Fifty and No/100 - - - - - - - - DOLLARS

Cash in hand paid by

LEE ROY JOHNSON, JR., AND WIFE, ELOISE M. JOHNSON,

the receipt of which is hereby acknowledged,

I, Thomas C. Summers,

have bargained and sold, and by these presents do transfer and convey unto the said Lee Roy Johnson, Jr., and wife, Eloise M. Johnson,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 263, Haileywood Estates, Section 8-D, as of record in Book 3500, page 7, Register's Office for said County.

Said Lot No. 263 fronts 120 feet on the easterly side of Regent Drive and runs back between lines, 267.3 feet on the northerly side and 270.1 feet on the southerly side, which is a broken line, to a line in the rear, measuring 66.6 feet thereon.

Being part of the same property conveyed to Thomas C. Summers, by deed from Louise Oakley Hailey, of record in Book 2451, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, setback lines, and conditions of Owner's Certificate, of record in Book 3501, page 476, and as shown on plat of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

Charlotte H. Summers, wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee Roy Johnson, Jr., and wife, Eloise M. Johnson, their heirs and assigns, forever.

And I do covenant with the said Lee Roy Johnson, Jr., and wife, Eloise M. Johnson 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 by taxes for 1963, which are assumed by the grantor.

And we, Thomas C. Summers and wife, Charlette H. Summers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lee Roy Johnson, Jr., and wife, Eloise M. Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of January, 19 63

Thomas C. Summers

Charlette H. Summers

[redacted]

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