BK 3578

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,150.00

ELEVEN THOUSAND, ONE HUNDRED, FIFTY AND NO/100 - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by EDWARD REED WOODS AND WIFE CANDACE G. WOODS, 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 Edward Reed Woods and wife, Candace G. Woods

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. 62 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's Office for said County.

Said lot fronts 117.4 feet on the west side of Johnakin Drive and runs back 355 feet on the north line and 314.1 feet on the south line to a dead line in the rear on which it measures 131.7 feet.

Being part of the property conveyed to A.S. Johnson, by deed from Roy H. Anderson and wife, as of record in Book 2857, page 592, 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.

"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 unemcumbered."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward Reed Woods and wife, Candace G. Woods

their heirs and assigns, forever.

And I do covenant with the said Edward Reed Woods and wife, Candace G. Woods

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 1963 taxes which have been prorated and are hereby assumed by 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 Edward Reed Woods and wife, Candace G. Woods

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of July, 19 63

A.S. Johnson

PG 13