K 3614

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

For and in consideration of the sum of $13,650.00

THIRTEEN THOUSAND, SIX HUNDRED, FIFTY AND NO/100 - - - - - - - - - - DOLLARS

Cash in hand paid by Jimmy L. Pemberton and wife, Carol K. Pemberton the receipt of which is hereby acknowledged,

J. & G. CO.

a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Jimmy L. Pemberton and wife, Carol K. Pemberton

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. 132 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. 132 fronts 83 feet on the west side of Gordon Lane, and extends back 165 feet on the north line and 156 feet on the South line, to a dead line on which it measures 105.7 feet.

Being part of the property conveyed to J. & G. Co., by deed from A.H. Johnson, Trustee, as of record in Book 3429, page 58, 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 Jimmy L. Pemberton and wife, Carol K. Pemberton their heirs and assigns, forever.

And it does covenant with the said Jimmy L. Pemberton and wife, Carol K. Pemberton that it is 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 J. & G. Co. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Jimmy L. Pemberton and wife, Carol K. Pemberton, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF J. & G. CO. a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 19th day of August, 1963.

J. & G. CO.

ATTEST: Dodson Batson

Dodson Batson, Secretary-Treasurer

BY: Joe S. Roberts

Joe S. Roberts, President

G 463