K 3618

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100 ********** ********** ($10.00) ********** DOLLARS Cash in hand paid by Walter E. Cothran and wife, Mattie C. Cothran , and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

We. Ernest L. Johnson and wife, Norma O. Johnson

We have bargained and sold, and by these presents do transfer and convey unto the said Walter E. Cothran and wife Mattie C. Cothern their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 9 of Block "I" on the map of Crolewood Subdivision, Section 1, as of record in book 1130, page 65, Register's Office for said County.

Said lot no. 9 fronts 60.17 feet on the easterly side of East Bend Drive and runs back 150 feet on the northerly line and 166.9 feet on the southerly line to a dead line, measuring 105.8 feet thereon.

Being the same real property conveyed to Ernest L. Johnson et ux, by deed from C.E. Francis and wife, Fannie J. Francis, dated April 29, 1960, and recorded in book 3068, page 545, said Register's Office for said County

This conveyance is made subject to a ten-foot easement for public utilities along the easterly line of premises and 30-foot building setback, line from East Bend Drive, as shown on plan of record in Book 1130, page 65, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 1358, page 141, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter E. Cothran and wife, Mattie C. Cothran their heirs and assigns, forever.

And we do covenant with the said Walter E. Cothran and wife, Mattie C. Cothran 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 for 1963 Metro Taxes, which are to be prorated and purchasers agree to assume balance of loan inthe amount of $9,196.46

And We, Ernest L. Johnson and wife, Norma O. 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 Walter E. Cothran and wife, Mattie C. Cothran their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of September, 1963

XXXXXXXXXXXXXXXXXXXX Ernest L. Johnson

XXXXXXXXXXXXXXXXXXXX Norma O. Johnson

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