BK 3671

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by William G. Johnson and wife, Elizabeth C. Johnson, the receipt of which is hereby acknowledged, and in further consideration of the said William G. Johnson and wife, Elizabeth C. Johnson, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Forrest Allen Hawkins and wife, June K. Hawkins, to Vaden Lackey, Jr., Trustee, of record in Book 3242, page 613, said Register's Office, to secure to Fidelity Federal Savings and Loan Association, the payment of one note dated June 16, 1961, in the original principal amount of $10,000.00, payable in monthly installments of $64.44 each, including principal and interest at the rate of 6% per annum.

We, Clarence Blunkall and wife, Georgia Grace Blunkall have bargained and sold, and by these presents do transfer and convey unto the said William G. Johnson and wife, Elizabeth C. 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 Davidson County, Tennessee, being Lot No. 8 shown on a survey of the Bell Grimes Tract, as of record in Book 2744, page 237, Register's Office for said County.

Said Lot No. 8 fronts 110 feet on the southerly side of Old Hickory Boulevard and runs back 181.9 feet on the easterly line and 203.9 feet on the westerly line to a dead line, measuring 119.6 feet thereon.

Being the same property conveyed to Clarence Blunkall and wife, Georgia Grace Blunkall, by deed from Forrest Allen Hawkins and wife, June K. Hawkins, of record in Book 3616, page 409, 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 William G. Johnson and wife, Elizabeth C. Johnson their heirs and assigns, forever.

And we do covenant with the said William G. Johnson and wife, Elizabeth C. Johnson 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, with exception of the above mentioned debt.

And we, Clarence Blunkall and wife, Georgia Grace Blunkall do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William G. Johnson and wife, Elizabeth C. Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 1963

Clarence Blunkall

Georgia Grace Blunkall

PG 167