BK 3708

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) and 00/100 - DOLLARS cash in hand to us paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, we, Vaughn K. Johnson and wife, Annie Bell Johnson, have bargained and sold, and by these presents do transfer and convey unto the said Thomas R. Shipp and wife, Alvora Shipp, 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, in the 13th, formerly the 23rd Civil District and described as follows:

BEGINNING on the southeasterly margin of Buena Vista Pike, formerly New Bridge County Road, called Hamilton Pike, at Powell's northeast corner being 30 feet northeast from the northwest corner of S.L. Wilkerson's 5 acre tract; thence with the margin of said Pike, North 31¼° East 121-1/3 feet; thence South 57½° East 359 feet to a stake; thence South 31¼° West 121-1/3 feet to Powell's line; thence with said line, North 57½° West 359 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Vaughn K. Johnson and wife, Annie Bell Johnson, by deed from Dewey Kirkpatrick and wife, as of record in Book 3374, page 407, 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 Thomas R. Shipp and wife, Alvora Shipp, their heirs and assigns, forever.

And we do covenant with the said Thomas R. Shipp and wife, Alvora Shipp 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 taxes for 1964, which have been prorated and assumed by purchaser.

And we, Vaughn K. Johnson and wife, Annie Bell 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 Thomas R. Shipp and wife, Alvora Shipp, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of April, 1964

Vaughn K Johnson

Annie Bell Johnson

PG 467