BK 3709

WARRANTY DEED

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 JACKIE R. ELKINS AND WIFE, JANET B. ELKINS, 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 Jackie R. Elkins and wife, Janet B. Elkins

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Luna Heights, Subdivision, Section 3, as of record in Book 2900, page 138, Register's Office for said County.

SAID Lot No. 43 fronts 79.0 feet on the southwesterly margin of Josam Drive and extends back 333.2 feet on the northwesterly line and 373.0 feet on the southeasterly line to a dead line on the rear, measuring 165.1 feet thereon.

BEING the same property conveyed to A.S. Johnson, by deed from Roy H. Anderson and wife, Clara B. Anderson, of record in Book 2857, page 592, Register's Office for Davidson County, Tennessee.

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 unencumbered."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jackie R. Elkins and wife, Janet B. Elkins

their *heirs and assigns, forever.*

And I *do covenant with the said* Jackie R. Elkins and wife, Janet B. Elkins

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 1964 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* Jackie R. Elkins and wife, Janet B. Elkins

their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand* this 20th *day of* April, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A.S. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A.M. Tenison, *a Notary Public in and for said County and State,* A.S. Johnson

the within named bargainor, , *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* April, 19 64

A.M. Tenison, *Notary Public*

Commission expires February 1, 1965

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