K 2491

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Orion F. Ramsey and wife, Margaret Ramsey,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Glenn S. Gothard and wife, Margaret L. Gothard, their

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

Land in the Eight Civil District of Davidson County, Tennessee, being Lot No. 198 on the Plan of Horton Heights, Section "C", as of record in Book 2133, page 69, Register's Office of Davidson County, Tennessee.

Said Lot No. 198 fronts 118 feet on the easterly side of Brook Hollow Road and extends back between lines 367 feet on the northerly side and 366.3 feet on the southerly side, to a broken line in the rear, on which it measures 120.5 feet.

Being the same property conveyed to Orion F. Ramsey and wife, Margaret Ramsey, by deed from Thomas C. Summers, Trustee, of record in Book 2437, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2200, page 490, said Register's Office, Davidson County, Tennessee, and the Plan of record in Book 2133, page 69, said Register's Office, shows an Owner's Certificate, a 35-foot setback line from Brook Hollow Road, and a 10-foot easement for public utilities across the rear of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Glenn S. Gothard and wife, Margaret L. Gothard, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Glenn S. Gothard and wife, Margaret L. Gothard _____ **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.**

And we, Orion F. Ramsey and wife, Margaret Ramsey, **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Glenn S. Gothard and wife, Margaret L. Gothard, _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand **this** 28th **day of** January, 1956.

Orion F. Ramsey

Margaret Ramsey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh A. Bradley, **a Notary Public in and for said County and State, the within named** Orion F. Ramsey and Margaret Ramsey

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

Witness my hand and official seal at office, this 28th **day of** January, **19**56.

Hugh A. Bradley
Notary Public

Commission Expires April 21, 1959.

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