BK 2796

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, Raymond Trammell and wife, Twanda Trammell,

have bargained and sold, and by these presents do transfer and convey unto the said Alvin J. Hendryx and wife, Eleanor C. Hendryx, 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. 12 on the Plan of Haileywood Estates, Section 2, as of record in book 3331, page 81, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Anchorage Drive at the corner of lots Nos. 12 and 13; thence with the line between said two lots northeasterly 158 feet to the corner of lots Nos. 11, 12 and 13; thence with the line between lots Nos. 11 and 12 northwestwardly 127.7 feet to the southeasterly margin of Wilmar Drive; thence with the same southwesterly 82.3 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.3 feet to the northeasterly margin of Anchorage drive; thence with the same southeasterly 127.7 feet to the beginning. Being the same real property conveyed to Raymond Trammell and wife, Twanda Trammell, by deed from E. W. Simpkins and wife, dated February 27, 1958, filed March 21, 1958, and recorded in book 3746, page 371, said Register's Office.

This conveyance is made subject to restrictions of record in book 2481, page 390, Register's Office, Davidson County, Tennessee, and anchor easements, 40-foot building setback line from Anchorage Drive, 50-foot building setback line from Wilmar Drive, and conditions of owners certificate, as shown on plan in book 3331, page 81, 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 Alvin J. Hendryx and wife, Eleanor C. Hendryx, their **heirs and assigns, forever.**

And we **do covenant with the said** Alvin J. Hendryx and wife, Eleanor C. Hendryx **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, Raymond Trammell and wife, Twanda Trammell **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Alvin J. Hendryx and wife, Eleanor C. Hendryx, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** this 1st **day of** July **19** 58.

Raymond Trammell

Twanda Trammell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley **, a Notary Public in and for said County and State, the within named** Raymond Trammell and Twanda Trammell

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 1st **day of** July **19** 58.

Hugh J. Bradley
Notary Public

Commission expires April 21, 1959.

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