K 2808

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 Trammel and wife, Twanda Trammel,

have bargained and sold, and by these presents do transfer and convey unto the said Sam T. Baldwin, Jr., and wife, Dorothy Garrard Baldwin, 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. 358 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

Said Lot No. 358 fronts 230 feet on the easterly side of Rugby Drive and extends back 157 feet on the northerly line and 254.4 feet on the southerly line to a dead line, measuring 156 feet thereon.

Being the same real property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from E. T. Kyle and Hugh J. Bradley, dated June 30, 1958, filed July 25, 1958, of record in Book 2798, page 29, said Register's Office.

This conveyance is made subject to restrictions of record in book 2538, page 193, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the northerly and northeasterly lines of premises, anchor easement at the northwest corner of premises, 100-foot building setback line from Rugby Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 115, and 116, 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 Sam T. Baldwin, Jr., and wife, Dorothy Garrard Baldwin, their heirs and assigns, forever.

And we do covenant with the said Sam T. Baldwin, Jr., and wife, Dorothy Garrard Baldwin 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 Trammel and wife, Twanda Trammel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sam T. Baldwin, Jr., and wife, Dorothy Garrard Baldwin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 1st day of October, 1958.

Raymond Trammel

Twanda Trammel

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 Trammel and Twanda Trammel

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 October, 1958

Hugh J. Bradley
Notary Public

Commission expires Apr. 21, 1959

DAVIDSON COUNTY TENNESSEE 0074

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