K 2861

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 D. Trammel and wife, Tawanda Trammel,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Walton Lacefield Peace and wife, Imogene Peace, 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. 367 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said Lot No. 367 fronts 156.6 feet on the southwesterly side of Rugby Drive and extends back 184.8 feet on the northwesterly line and 221 feet on the southeasterly line to a dead line, measuring 160 feet thereon.

Being the same real property conveyed to Raymond D. Trammel and wife, Tawanda Trammel, by deed from L. C. Simpkins and wife, dated August 27, 1958, filed September 5, 1958, and recorded in Book 2803, page 253, said Register's Office.

This conveyance is made subject to restrictions of record in book 2583, page 193, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the southwesterly line of premises, 50-foot building setback line from Rugby Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, pages 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 Walton Lacefield Peace and wife, Imogene Peace, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Walton Lacefield Peace and wife, Imogene Peace, _____ **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 Raymond D. Trammel and wife, Tawanda 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** Walton Lacefield Peace and wife, Imogene Peace, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 5th **day of** January, 19 59.

Raymond D Trammel

Tawanda 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 D. Trammel and Tawanda 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 5th **day of** January, 19 59.

Hugh J. Bradley
Notary Public

My commission expires April 21, 1959.

PG 71