K 2927

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, Tawanda Trammel

have bargained and sold, and by these presents do transfer and convey unto the said James E. Hunt and wife, Mary Frances Hunt, 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. 13 of Block "A" on the Map of the Revised Rainbow Terrace Subdivision, as of record in book 1130, page 85, Register's Office for said County.
Said Lot No. 13 fronts 50 feet on the northerly side of Neeley's Bend Road and runs back between parallel lines 200 feet to a dead line.
Included but excluded therefrom that part of said property conveyed to County of Davidson, State of Tennessee, by deed from J. W. Crabbe and wife, of record in Book 1762, page 23, said Register's Office, described as follows:
A strip of land from Station 44 + 07 to Station 44 + 57, average width 4 feet, extending 25 feet on left of center line.
Being the same real property conveyed to Raymond Trammel and wife, Tawanda Trammel, by deed from James W. Gray and wife, dated December 19, 1958, filed December 30, 1958, and recorded in Book 2860, page 169, said Register's Office.

This conveyance is made subject to restrictions of record in book 1380, page 88, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along rear line of premises, 30-foot building setback line from Neeley's Bend Road, as shown on plan of record in Book 1130, page 85, 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 James E. Hunt and wife, Mary Frances Hunt, their

heirs and assigns, forever.

And we *do covenant with the said* James E. Hunt and wife, Mary Frances Hunt,

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.*, except for the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Raymond 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* James E. Hunt and wife, Mary Frances Hunt,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 21st *day of* July, *19* 59.

Raymond Trammel
Tawanda Trammel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Raymond Trammel and Tawanda Trammel

the within named 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 Nashville, *Tennessee, this* 21st *day of* July, *19* 59.

Hugh J. Bradley *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires May 22, 1963.

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