K 2930

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 Roy L. Binkley, Sr., and wife, Ora Mai Binkley, 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. 40 on the Plan of Sky View Subdivision, as of record in book 2331, pages 54 and 55, Register's Office for said County. Said lot No. 40 fronts 147.3 feet on the northerly side of Vailview Drive and extends back 356 feet on the easterly line and 352.5 feet on the westerly line to a dead line, measuring 85.8 feet thereon.

Being the same property conveyed to Raymond Trammel and wife, Tawanda Trammel, by deed from Union Trust Company, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 1788, page 516, Register's Office for Davidson County, Tennessee, and in book 2444, page 576, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the northerly and easterly lines of premises, 60-foot building setback line from Vailview Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 54 and 55, 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 Roy L. Binkley, Sr., and wife, Ora Mai Binkley, their

heirs and assigns, forever.

And we *do covenant with the said* Roy L. Binkley, Sr., and wife, Ora Mai Binkley

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* Roy L. Binkley, Sr., and wife, Ora Mai Binkley, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 11th *day of* August, 19 59. ~~xxx~~

~~Corporate seal and attestation clause to be signed hereon by duly authorized officers of corporate grantor.~~

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 aforesaid,* 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 at office in Nashville, Tennessee, this 11th day of August, 1959.

Hugh J. Bradley
Notary Public

My Commission expires: 11-24-62

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