BK 3032

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 Charles R. Fuson and wife, Martha B. Fuson, 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. 34 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. 34 fronts 120 feet on the northerly side of Vailview Drive and extends back 350.1 feet on the easterly line and 339 feet on the westerly line to a dead line measuring 128 feet thereon.
Being the same real property conveyed to Raymond Trammel and wife, Tawanda Trammel, by deed from Union Trust Company, dated August 10, 1959, filed October 19, 1959, and recorded in Book 2965, page 111, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2444, page 576, Register's Office for Davidson County, Tennessee, and in Book 1788, page 516, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the northerly line of premises, anchor easement at the southwest corner 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 Charles R. Fuson and wife, Martha B. Fuson, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles R. Fuson and wife, Martha B. Fuson, *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, 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* Charles R. Fuson and wife, Martha B. Fuson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 9th *day of* March, *19* 60., ~~the corporate seal of said corporation is hereunto affixed by the duly authorized officers of said corporation this~~

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* 9th *day of* March *19* 60.

Hugh J. Bradley *Notary Public*

Commission expires [illegible] 1963.

BRADLEY ... NOTARY PUBLIC ... STATE OF TENNESSEE

PG 531