K 3102

# 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* Eugene J. Davis, Sr., and wife, Margie L. Davis, their

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, January 7, 1959, as follows:
Beginning at a point on the southwesterly margin of Shephard Hills Drive south 56 degrees 05' east 125 feet from the northeast corner of lot No. 8 on the plan of Shepherd Hills, Section 2, as of record in book 2900, page 12, Register's Office for said County; thence with the southwesterly margin of said Drive south 56 degrees 05' east 125 feet; thence south 33 degrees 55' west 186 feet; thence north 62 degrees 46' west 83 feet; thence north 77 degrees 40' west 47.3 feet; thence north 33 degrees 55' east 213.7 feet to the beginning.
Being the same real property conveyed to Raymond D. Trammel and wife, Tawanda Trammel, by deed from Jerry Baxter and wife, dated February 17, 1960, filed March 16, 1960, and recorded in book 3032, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 2442, page 334, and in book 2862, page 555, Register's Office, 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* Eugene J. Davis, Sr., and wife, Margie L. Davis, their

*heirs and assigns, forever.*

*And* we *do covenant with the said* Eugene J. Davis, Sr., and wife, Margie L. Davis,

*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 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* Eugene J. Davis, Sr., and wife, Margie L. Davis, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* our *hand* s *this* 15th *day of* July, *19* 60.

Raymond D. 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 D. 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* 15th *day of* July, *19* 60.

Hugh J. Bradley, *Notary Public*

*Commission expires* April 23, 1963.

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