BK 3130

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,

I, [illegible] Trammel and wife, Tawanda Trammel

have bargained and sold, and by these presents do transfer and convey unto the said Tollie L. Patterson and wife, Vera C. Patterson, their

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

[illegible] County, Tennessee, being lot No. 3 on the plan of Fairview Subdivision, [illegible], of record in Book [illegible], Register's Office for said County.

[illegible] feet on the northerly side of Vailview Drive and extends [illegible] on the westerly line and 35.1 feet on the westerly line to a dead line, [illegible] feet thereto.

Being the same real property conveyed to Raymond Trammel and wife, Tawanda Trammel, by deed from Fairview Investment Company, dated August 10, 1959, filed October 19, 1959, and recorded in Book 2965, page 149, said Register's Office.

This conveyance is made subject to restrictions of record in book 1788, page 516, and [illegible], page 275, Register's Office for Davidson County, Tennessee, and ten-foot [illegible] for public utilities along the northerly line of premises, and/or easement [illegible] northerly line of premises, 40-foot building setback line from Vailview Drive, [illegible] of owners certificate, as shown on plan of record in book 2331, pages [illegible], 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 Tollie L. Patterson and wife, Vera C. Patterson, their

heirs and assigns, forever.

And we *do covenant with the said* Tollie L. Patterson and wife, Vera C. Patterson,

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* Tollie L. Patterson and wife, Vera C. Patterson,

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

Witness our *hand* s *this* 8th *day of* September, *19* 60, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

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* 8th *day of* September, *19* 60.

Hugh J. Bradley *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires April 23, 1963.

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