K 3186

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)---------- *DOLLARS*

cash in hand to us paid by William T. Calton and wife, Evelyn H. Calton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, John A. Ramsey and R. H. Daugherty, *have bargained and sold, and by these presents do transfer and convey unto the said* William T. Calton and wife, Evelyn H. Calton, 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. 383 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 383 fronts 175 feet on the westerly side of Post Road and extends back 207.5 feet on the northerly line and 195.8 feet on the southerly line to a dead line, measuring 175.4 feet thereon.

Being the same real property conveyed to John A. Ramsey and R. H. Daugherty by deed from H. G. Hill Realty Company of record in Book 3132, page 621, said Register's Office.

This conveyance is made subject to the agreements and restrictive covenants contained in the deed of record in Book 3132, page 621, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William T. Calton and wife, Evelyn H. Calton, their *heirs and assigns, forever.*

And we *do covenant with the said* William T. Calton and wife, Evelyn H. Calton, *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 by 1961 taxes which are prorated and assumed by grantees.

And we, John A. Ramsey and R. H. Daugherty, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William T. Calton and wife, Evelyn H. Calton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 24th *day of* March, 1961, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John A. Ramsey

X R. H. Daugherty

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. S. Stutler, *a Notary Public in and for said County and State,* John A. Ramsey and R. H. Daugherty,

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* 24th *day of* March, *19*61.

W. S. Stutler *Notary Public*

Commission expires Jan 22, 1964

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