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 Ross I. Evans, Jr. and wife, Patricia C. Evans, 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 Ross I. Evans, Jr. and wife, Patricia C. Evans, 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. 376 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County, described as follows:
BEGINNING on the westerly margin of Post Road at the corner of Lots Nos. 375 and 376; thence with the line between said two lots, westwardly 250.5 feet; thence south 14° 30' west 166.24 feet; thence south 24° 19' west 11.19 feet to the corner of Lots Nos. 376 and 377; thence with the line between said two lots, eastwardly 222.4 feet to the westerly margin of said Post Road; thence with same, northwardly 175 feet to the beginning. Being the same real property conveyed to John A. Ramsey and R. H. Daugherty by deed from H. G. Hill Realty Company as of record in Book 3133, page 23, said Register's Office.

This conveyance is made subject to the agreements and restrictive covenants contained in the deed of record in Book 3133, page 23, 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 Ross I. Evans, Jr. and wife, Patricia C. Evans, their *heirs and assigns, forever.*

And we *do covenant with the said* Ross I. Evans, Jr. and wife, Patricia C. Evans, *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* Ross I. Evans, Jr. and wife, Patricia C. Evans, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 24th *day of* March, *19* 61, *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. J. Stotts, *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. J. Stotts *Notary Public*

Commission expires Jan 22, 1964

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