BK 3250

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------DOLLARS
cash in hand to us paid by R.Glenn Hammonds and wife, Virginia M. Hammonds, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Jonn A. Ramsey, Jr. and R. H. Daugherty, have bargained and sold, and by these presents do transfer and convey unto the said R. Glenn Hammonds and wife, Virginia M. Hammonds, 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. 27 on the Map of Comptonwood Subdivision, of record in Book 974, page 10, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the easterly side of Estes Avenue and runs back between parallel lines 307.5 feet, more or less, to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to John A. Ramsey, Jr. and R. H. Daugherty by deed from Evans Sprott and wife, of record in Book 3224, page 139, Register's Office for said County.

This conveyance is made subject to the restrictive covenants set out in instruments of record in Book 1023, page 352, Book 1090, page 176, and Book 1019, page 546, Book 2018, page 627, 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 R.Glenn Hammonds and wife, Virginia M. Hammonds, their heirs and assigns, forever.

And we do covenant with the said R.Glenn Hammonds and wife, Virginia M. Hammonds, 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, Jonn A. Ramsey, Jr. 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 R.Glenn Hammonds and wife, Virginia M. Hammonds, their heirs and assigns against the lawful claims of all persons, whomsoever. Witness our hands this 21st day of June, 1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. S. Hostetler, a Notary Public in and for said County and State, John A. Ramsey, Jr. and R. H. Daugherty, the within named bargainors, 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 21st day of June, 1961.

Commission expires Jan. 13, 1964 W. S. Hostetler Notary Public

166755

WARRANTY DEED

FROM

JOHN A. RAMSEY, JR., ET AL

TO

R.GLENN HAMMONDS, ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record the 23rd day of June 1961 at 2:23 P.M. and recorded in Book 3250 page 379

JAMES F. WILSON, Register

By [illegible] D.C.

Fee $2.00

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE
HOSTETLER & HOSTETLER, ATTYS.

PG 380