BK 3280

WARRANTY DEED

For and in consideration of the sum of ten and no/100---------- ----------($10.00)----------*DOLLARS*
cash in hand paid by Robert J. Woltering and (Mrs.) Roxey F. Tallant and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Vera Y. Mills
have bargained and sold, and by these presents do transfer and convey unto the said Robert J. Woltering and (Mrs.) Roxey F. Tallant, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 11 of Block "B", Galecrest Subdivision No. 2, as of record in book 843, page 30, Register's Office for said County.
Said Lot No. 11 fronts 75 feet on the southerly side of Clairmont Place, and runs back between lines 182.4 feet on the westerly line and 183.3 feet on the easterly line to a dead line on which it measures 75 feet.
Being the same real property conveyed to Vera Y. Mills, by deed from Joe H. Simpkins and wife, of record in book 1101, page 413, said Register's Office.
This conveyance is made subject to eight-foot easement along the rear of premises, 35-foot building setback line from Clairmont Place, as shown on the plan of record in book 843, page 30, 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 Robert J. Woltering and (Mrs.) Roxey F. Tallant, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert J. Woltering and (Mrs.) Roxey F. Tallant *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1961 which are prorated.

And I, Vera Y. Mills
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert J. Woltering and (Mrs.) Roxey F. Tallant, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand* this 11th *day of* August, *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.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* Vera Y. Mills .....
..... *the within named bargainor* , *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... Nashville ..... *Tennessee, this* ..... *day of* ....., *19* 61.

..... *Notary Public*

Commission expires .....

PG 399