K 3314



# 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,

We, Raymond D. Trammel and wife, Tawanda Trammel

*have bargained and sold, and by these presents do transfer and convey unto the said* Lowell M. Wallace and wife, Catherine L. Wallace, 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. 7 on the Plan of Bell Knob, as of record in book 2854, page 116, Register's Office for said County.
Said lot No. 7 fronts 115 feet on the easterly side of Lawing Drive and extends back 425.2 feet on the northerly line and 431.4 feet on the southerly line to a dead line, measuring 115 feet thereon.
Being the same real property conveyed to Raymond D. Trammel and wife, Tawanda Trammel, by deed from Union Trust Company, a Tennessee corporation, dated January 4, 1961, filed January 18, 1961, and recorded in book 3178, page 343, said Register's Office.

This conveyance is made subject to restrictions of record in book 3127, page 43, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the easterly line of premises, 10-foot easement for drainage across premises, easement for natural gas line across rear of premises, 40-foot building set-back line from Lawing Drive, as shown on plan of record in book 2854, page 116, Register's Office for Davidson County, Tennessee, and an easement for right-of-way for laying, constructing, operating, altering, replacing, and removing a pipe line for transportation of natural gas, petroleum and their by-products, in the cause of Tennessee Natural Gas Lines, Inc. vs. Mattie E. Cayce, et al, Rule No. 38342, of record in Minute Book 100, page 315, First Circuit Court at Nashville, 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* Lowell M. Wallace and wife, Catherine L. Wallace, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Lowell M. Wallace and wife, Catherine L. Wallace *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 D. 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* Lowell M. Wallace and wife, Catherine L. Wallace, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
*Witness* our *hand* s *this* 6th *day of* December, *19* 61.

Raymond D. 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 D. 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* 6th *day of* December, *19* 61.

Hugh J. Bradley *Notary Public*

*Commission expires* April 13, 1963.

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