WARRANTY DEED

THIS INDENTURE WITNESSETH that for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned Charles G. Ransom and wife, Julian Walton Ransom, hereby convey and warrant to Herman L. Trautman and wife, Marian Lucille Trautman, the following described real estate located in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee:

Being the westerly part of Lot No. 1 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, January 8, 1945, as follows:

BEGINNING at the northeast corner of Hillsboro Road and Stanford Drive; thence with said Drive, South 61° 15' East 400 feet to a light pole at the southwest corner of the property conveyed to Alfred S. Price and wife by deed from Dan E. McGugin, Jr. and wife, of record in Book 1306, page 230, said Register's Office; thence with the Price's westerly line as follows: North 19° East 208 feet to an iron pipe and North 42° East 63 feet to an iron pipe in the southerly line of the Burton Property; thence with Burton's southerly line, North 88° West 406 feet to an iron pin at a stone pier on the easterly margin of the Hillsboro Road; thence with said Road, South 26° 30' West 220 feet to the beginning, containing 2.05 acres, more or less

Being the same property conveyed to Charles G. Ransom and wife, Julian Walton Ransom, by deed from Dan E. McGugin, Jr. and wife, of record in Book 1369, page 234, said Register's Office.

In addition, the Grantors hereby transfer, sell and assign to the Grantees all floor coverings, drapes, blinds, airconditioning units, fans, cornices, the fireplace screen in the family room, the dishwasher, stove, refrigeator, washing machine and drier which have been a part of the home occupied by the Grantors.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named Grantees in fee simple.

Covenants of Warranty: Charles G. Ransom and wife, Julian Walton Ransom, hereby covenant that they are lawfully seized of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for 1962 State, County and City of Forest Hills taxes which are a lien but not yet due and payable, and said Grantors further covenant that they will warrant and defend the title of the Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned Charles G. Ransom and wife, Julian Walton Ransom, have hereunto signed their names and executed this Warranty Deed at Nashville in the State of Tennessee, on this 19th day of February, 1962.

Charles G. Ransom

Julian Walton Ransom
GRANTORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the above named Charles G. Ransom and wife, Julian Walton Ransom, with whom I am personally acquainted, and each of said parties separately acknowledged that he executed the within instrument for the purposes therein contained, and each further acknowledged that his execution of the Warranty Deed is done freely, voluntarily, understandingly and without compulsion or restraint. Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 1962.

My Commission Expires: May 16, 1964

Jno. C. Jefford NOTARY PUBLIC



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of FEB AD 1962 at 1:47 o'clock P.M.
Book 1411 Page 312
Recorded in Book
Recording Fee
JAMES P. WILSON, Register
By
Deputy Reg.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

DO NOT PUBLISH

CHARLES G. RANSOM ET UX
TO
HERMAN L. TRAUTMAN ET UX

WARRANTY DEED

G-11658

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