K 3401

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00)----------
---------- *DOLLARS*
cash in hand to us paid by John M. Hooper, II, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption and agreement to pay of the unpaid balance, principal and interest, of a promissory note dated February 19, 1951, executed by us, in the original principal sum of $10,000.00, payable in monthly installments of $62.30 each, including both principal and interest at the rate of 4% per annum, and secured by deed of trust to H. H. Mayberry, Jr., Trustee, of record in Book 1933, page 233, Register's Office for Davidson County, Tennessee, we, J. A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey,

have bargained and sold, and by these presents do transfer and convey unto the said John M. Hooper, II, his

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. 6 on the Plan of the resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County, described as follows: Beginning on the easterly margin of Royal Oaks Place at the corner of Lots Nos. 6 and 8; thence with the line between said two lots, eastwardly 225.3 feet; thence north 4° 15' east 5.3 feet; thence north 27° 10' east 87.9 feet; thence north 13° 04' east 60.4 feet to the corner of Lots Nos. 4 and 6; thence with the line between said two lots, westwardly 2[illegible] feet to the easterly margin of Royal Oaks Place; thence with same, southwardly 100 feet to the beginning.

Being the same real property conveyed to J. A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, by deed from Royal Oaks Land Company, as of record in Book 1361, page 289, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 1361, page 289, 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 John M. Hooper, II, his

heirs and assigns, forever.

And we *do covenant with the said* John M. Hooper, II,

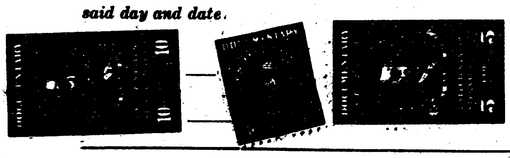
that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by aforementioned deed of trust and 1962 taxes, which are prorated and assumed by grantee.

And we, J. A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John M. Hooper, II, his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* s *this* 18th *day of* June, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



J. A. Ramsey, Jr.
Mary Elizabeth Ramsey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. R. Hofstetter, *a Notary Public in and for said County and State,* J. A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey,

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 18th *day of* June, *19* 62.

O. R. Hofstetter *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires July 20, 1965

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