K 3404

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 A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, John Ramsey and R. H. Daugherty,
have bargained and sold, and by these presents do transfer and convey unto the said John A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 377 on the Plan of Hillwood Estates, Section XV, as of record in Book 2900, page 117, Register's Office for said County, described as follows:
BEGINNING on the westerly margin of Post Road at the corner of Lots Nos. 376 and 377; thence with the line between said two lots westwardly 222.4 feet; thence south 24° 19' west 215 feet to the northerly margin of Gaylock Drive; thence with same eastwardly 197.4 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.3 feet to the westerly margin of said Post Road; thence with same northwardly 190 feet to the beginning.
Being the same property conveyed to John Ramsey and R. H. Daugherty by deed from H. G. Hill Realty Company, of record in Book 3217, page 487, said Register's Office.

This conveyance is made subject to restrictive covenants and agreements as set out in the deed of record in Book 3217, page 487, 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 A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, their *heirs and assigns, forever.*

And we *do covenant with the said* John A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, *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, John Ramsey 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* John A. Ramsey, Jr. and wife, Mary Elizabeth Ramsey, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our hands *this* 11th *day of* July, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. H. Daugherty
John Ramsey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. S. Hollabaugh, *a Notary Public in and for said County and State,* John Ramsey and R. H. Daugherty,
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* 11 *day of* July, *1962*

W. S. Hollabaugh
Notary Public

Commission expires Jan 22, 1964

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