K 3404

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------Ten and No/100---------- DOLLARS

Cash in hand paid by Ted J. Trammell and wife, Jane Z Trammell, and other good and valuable consideration, receipt of which is hereby acknowledged:

HILLVIEW COMPANY

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Ted J. Trammell and wife, Jane Z. Trammell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 141 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County, as revised and corrected by an instrument of record in Book 3166, page 482, Register's Office

Said Lot fronts 185.46 feet on the north side of Ash Grove Drive, and runs back 278.3 feet on the easterly line and 319.2 feet on the westerly line, to a dead line in the rear on which measures 77 feet.

Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by deed from J. H. McPherson and wife, of record in Book 2858, page 626, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of record in Book 2663, pages 125 and 126, Register's Office for said County, as revised and corrected by an instrument of record in Book 3166, page 482, 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 Ted J. Trammell and wife, Jane Z. Trammell their heirs and assigns, forever.

And Hillview Co. does / do covenant with the said Ted J. Trammell and wife, Jane Z. Trammell that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered., except taxes for 1962 which are prorated and assumed by the grantees herein.

And Hillview Company, does do further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Ted J. Trammell and wife, Jane Z. Trammell their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hillview Co., has hereby caused this instrument to be ~~Witness hand this day of~~, 19___.

executed by its duly authorized officers this 12th day of July, 1962

HILLVIEW COMPANY

BY: Kathleen Baker
Secretary

BY: W J Mclain
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission expires _____

_____
Notary Public

G 619