BK 3406

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN & NO/100 - - - ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS and other valuable consideration in hand paid by EDDIE FRANK ROLAND and wife, ROBBIE BURNS ROLAND, the receipt of which is hereby acknowledged, we, JOHN HOWARD BOWMAN and wife, ANNA B. BOWMAN

have bargained and sold, and by these presents do transfer and convey unto the said EDDIE FRANK ROLAND and wife, ROBBIE BURNS ROLAND, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Goodrich Heights, of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 42 fronts 95 feet on the south margin of Raywood Lane and extends back between lines, 212.3 feet on the easterly line and 245.3 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 115.85 feet.

Being the same property conveyed to John Howard Bowman et ux, Anna B. Bowman, by deed from Hermitage Homes, Inc., of record in Book 2904, page 435, said Register's Office.

This conveyance is made subject to a Deed of Trust to Herschel Greer, Trustee, recorded in Book 2920, page 303, Register's Office, Davidson County, Tennessee, to secure payment of a note for $11,750.00, plus interest, to Guaranty Mortgage Company of Nashville, which note and Deed of Trust were subsequently transferred and assigned to Federal National Mortgage Association by instrument of record in Book 2931, page 330, Register's Office for said County.

Grantor also transfers and conveys to Grantee all interest in the escrow account incidental to this loan together with any equity in the hazard insurance policy on the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDDIE FRANK ROLAND and wife, ROBBIE BURNS ROLAND, their heirs and assigns, forever.

And we do covenant with the said EDDIE FRANK ROLAND and wife, ROBBIE BURNS ROLAND, 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 the Deed of Trust referred to above.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EDDIE FRANK ROLAND and wife, ROBBIE BURNS ROLAND, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 1962

x John Howard Bowman

x Anna B. Bowman

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