K 3429

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------*DOLLARS*
cash in hand to us paid by James R. Hamilton and wife, Ruth E. Hamilton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Gordon Daniels and wife, Annabelle Sawyer Daniels,
have bargained and sold, and by these presents do transfer and convey unto the said James R. Hamilton and wife, Ruth E. Hamilton, their
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. 2 of Block 6 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.
Said Lot No. 2 fronts 200 feet on the north side of Bear Road, as measured around a curve, and extends back 209.2 feet on the west line and 235 feet on the east line, to a dead line in the rear on which it measures 205.5 feet.
Being the same property conveyed to Gordon Daniels and wife, Annabelle Sawyer Daniels, by deed from Roy J. Burke and wife, as of record in Book 2299, page 272, said Register's Office.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 1049, page 28, R.O.D.C., Tennessee, and to easement contained in deed of record in Book 1027, page 538, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Hamilton and wife, Ruth E. Hamilton, their *heirs and assigns, forever.*

And we *do covenant with the said* James R. Hamilton and wife, Ruth E. Hamilton, *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 1962 taxes which are prorated and assumed by grantees.

And we, Gordon Daniels and wife, Annabelle Sawyer Daniels,
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Hamilton and wife, Ruth E. Hamilton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 25th *day of* July, *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.*

Gordon E. Daniels
Annabelle Sawyer Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. B. Hofstetter, *a Notary Public in and for said County and State,* Gordon Daniels and wife, Annabelle Sawyer Daniels,

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* 25th *day of* July, *19* 62.

O. B. Hofstetter *Notary Public*

My commission expires July 25, 1965.

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