K 3434

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PREPARED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of ----------(1.00)----------

----------Ten and no/100----------DOLLARS

And other good and valuable consideration, cash in hand paid by Buford Hollis Ellis and wife, Mae Bell C. Ellis, the receipt of all of which is hereby acknowledged,

Edward A. Ramsey and wife, June Marie Ramsey have bargained and sold, and by these presents do transfer and convey unto the said Buford Hollis Ellis and wife, Mae Bell C. Ellis 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 the northerly parts of Lots Nos. 1 to 5, inclusive, of Block B on the map of the Hamilton Lands, as of record in Plat Book 2, page 81, of the Register's Office of Davidson County at Nashville, and known as Lot "A" on the unrecorded map of a resubdivision of part of said Hamilton Lands, and described as follows:

Beginning at an iron pin in the westerly margin of Pillow Street, 100 feet north of the south margin of the first alley south of Harrison Avenue, being a corner of Lots "A" and "B"; thence with the line between said lots, north 89° 56' west 150 feet to a point; thence north 0° 04' east 72.5 feet to the south margin of Harrison Avenue; thence with the margin of the same, south 65° 56' east 178 feet to the beginning of a curve; thence with said curve, southwesterly 39.2 feet to the westerly margin of Pillow Street; thence with the margin of the same, south 0° 04' west 50 feet to the beginning.

Being the same property conveyed to Edward A. Ramsey and wife, June Marie Ramsey by Buford Hollis Ellis and wife, of record in Book 2336, page 427, 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 Buford Hollis Ellis and wife, Mae Bell C. Ellis their heirs and assigns, forever.

And we do covenant with the said Buford Hollis Ellis and wife, Mae Bell C. Ellis 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., with exception of 1962 Taxes which are prorated and assumed by the Grantees herein.

And we, Edward A. Ramsey and wife, June Marie 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 Buford Hollis Ellis and wife, Mae Bell C. Ellis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of September, 1962

Edward A. Ramsey
Edward A. Ramsey

June Marie Ramsey
June Marie Ramsey

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