K 3459

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - TEN AND NO/100 - - - - - - -
- - - - ($10.00) - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of $7475.93 of a certain promissory note executed by Charles W. Ramsey and wife Norma W. Ramsey, payable to the order of Guaranty Mortgage Company, dated September 8, 1958, and secured by deed of trust to Herschel Greer, Trustee, of record in book 2827, page 257, R.O.D.C. Tennessee,

we, Charles W. Ramsey and wife Norma W. Ramsey

have bargained and sold, and by these presents do transfer and convey unto the said Alexander Z. Sexton and daughter, Ruby Sexton Gourneau

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. 53 on the Map of Sterling Heights, Section 3, of record in book 1424, page 133, Register's Office for said County.
Said lot No. 53 fronts 75 feet on the north side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.
Being the same property conveyed to Charles W. Ramsey and wife Norma W. Ramsey by deed from Kenneth K. Tant and wife Evelyn C. Tant, of record in book 2803, page 589, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alexander Z. Sexton and daughter Ruby Sexton Gourneau their heirs and assigns, forever.

And we do covenant with the said Alexander Z. Sexton and Ruby Sexton Gourneau 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 as above set out.

And we, Charles W. Ramsey and wife Norma W. 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 Alexander Z. Sexton and Ruby Sexton Gourneau, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of October, 1962

Charles W. Ramsey

Norma W. Ramsey

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