K 3460

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 the assumption of the unpaid balance of the mortgage executed by James Floyd Fuller and wife, Anne S. Fuller to E. A. Goodloe, Trustee, of record in Book 2472, page 259, RODC, Tennessee, which mortgage the purchasers hereby assume and agree to pay we, JAMES FLOYD FULLER AND WIFE, ANNE S. FULLER have bargained and sold, and by these presents do transfer and convey unto AUBURN E. TRAMEL AND WIFE, FRANCES L. TRAMEL 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. 129 on the Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot fronts 87 feet on the southwesterly side of Graeme Drive and runs back 198.1 feet on the northwesterly line and 200 feet on the southeasterly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to James Floyd Fuller and wife, Anne S. Fuller, by deed from A. H. Johnson Construction Co., as of record in Book 2485, page 355, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back 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 Auburn E. Tramel and wife, Frances L. Tramel their heirs and assigns, forever.

And we do covenant with the said Auburn E. Tramel and wife, Frances L. Tramel 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 herein above stated and 1962 which have been prorated and are hereby assumed by the purchasers.

And We, JAMES FLOYD FULLER AND WIFE, ANNE S. FULLER do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Auburn E. Tramel & wife, Frances L. Tramel their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 30th day of October, 1962

James Floyd Fuller

Anne S. Fuller

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