K 3498

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
----------Ten and no/100----------DOLLARS
and other good and valuable considerations, cash in hand paid by John P. Ramsey, Jr. and wife, Elizabeth R. Ramsey, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions recorded Sept. 4, 1953, in Book 2195, page 473, Register's Office for said County.

We, T. Keith Broyles and wife, Frances W. Broyles have bargained and sold, and by these presents do transfer and convey unto the said John P. Ramsey, Jr. and wife, Elizabeth R. Ramsey 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. 3 and the rear 20 feet of Lot No. 4 on the Map showing the Revision of certain Lots in Harpeth Acres, Section III, and IV, as of record in Book 2083, page 99, Register's Office for said County, described as follows:
BEGINNING at a point in the west margin of Belmont Park Terrace, at the corner of Lot No. 1 of Harpeth Acres, Section III, as of record in Book 2083, page 15; thence along the line of said lots, and along the north line of Lot 1 of this subdivision, westerly 346.7 feet to a point; thence northeasterly 137 feet to a point which is 20 feet north of the corner of Lots 3 and 4; thence easterly 338.8 feet more or less to the east corner of Lots 3 and 4, in the west margin of Belmont Park Terrace; thence with the margin of the same, southerly 156 feet to the point of beginning.
Being the same property conveyed to T. Keith Broyles and wife, Frances W. Broyles, by deed from James E. Adams and wife, as of record in Book 2342, page 609, 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 John P. Ramsey, Jr. and wife, Elizabeth R. Ramsey their heirs and assigns, forever.

And we do covenant with the said John P. Ramsey, Jr. and wife, Elizabeth R. Ramsey 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.

And we, T. Keith Broyles and wife, Frances W. Broyles do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John P. Ramsey, Jr. and wife, Elizabeth R. Ramsey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of December, 1962

T. Keith Broyles

Frances W. Broyles

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