K 3537

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $1.00----------

ONE AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, RICHARD W. SHEPPARD,

have bargained and sold, and by these presents do transfer and convey unto the said FRED S. RAMSAY

his heirs and assigns, my one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

BEING Lot No. 105 on the Map of Hermitgage Hills Subdivision, Section 1, as of record in Book 2000, page 48, Register's Office for said County.

SAID Lot No. 105 fronts 71 feet on the westerly margin of Bonnacroft Drive and measures 181 feet on the northerly line and 160.3 feet on the southerly line to a dead line in the rear, and measures 96.5 feet thereon.

BEING the same property conveyed to Fred S. Ramsay and Richard W. Sheppard by deed from John Allen Hunter and wife, Nonnie B. Hunter, as of record in Book 3317, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is being made subject to the unpaid balance of a note dated November 9, 1960, executed by John Allen Hunter and wife, Nonnie B. Hunter, to Hershel Greer, Trustee, as of record in Book 3169, page 97, Register's Office for said County.

The above tract is improved and known as 236 Bonnacroft Drive, Hermitage Hills, Donelson, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred S. Ramsay his heirs and assigns, forever.

And I do covenant with the said Fred S. Ramsay that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the herein mentioned loan, and 1963 taxes which have been assumed by the Grantee.

And I, Richard W. Sheppard, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Fred S. Ramsay his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of April, 1963.

Richard W. Sheppard

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