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REAU E. FOLK, JR., FORM

WARRANTY DEED TTC 161727

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

STATE TAX $ 4035
PROBATE
TOTAL $ 4085

JUN 20 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TN.

HARRY G. GRAHAM and wife, MARGARET HUNT GRAHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES R. BRAMWELL and wife, MAGGIE LEE BRAMWELL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 78 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Knob Road at the corner of Lots 77 and 78; thence with the line between said lots, southeasterly 227.1 feet to the line of Lot No. 85; thence with the line between Lots 78 and 85, southwesterly 31.4 feet to a corner of Lot 79; thence with the line between Lots 78 and 79, westerly 240 feet to the easterly margin of Forestwood Drive; thence with the margin of the same, northerly 115 feet to the beginning of a curve; thence around said curve, northeasterly 37.62 feet to the margin of Knob Road; thence with the margin of the same, easterly 161.87 feet to the point of beginning.

Being the same property conveyed to Harry G. Graham and wife, Margaret Hunt Graham, by deed from C. C. Adams, Trustee, as of record in Book 3369, page 257, Said Register's Office.

This conveyance is made subject to restrictions filed for record November 29, 1961, and recorded in Book 3312, page 104, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, cexcept for 1963 taxes which have been prorated and assumed by the Buyers,

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 14th day of June, 19 63

Margaret Hunt Graham
Margaret Hunt Graham

Harry G. Graham
Harry G. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry G. Graham and wife, Margaret Hunt Graham, the bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of June, 19 63

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

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