BK 3643

THIS FORM FURNISHED BY AUTOMATIC TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ~~Ten and No/100~~ (the sum) DOLLARS, cash in hand paid, and other good and valuable considerations paid including the transfer of certain property, the receipt of all of which is hereby acknowledged by the grantors herein,

We, BETTY A. HATLEY WALROND and husband, WILLIAM H. WALROND,
have bargained and sold, and by these presents do transfer and convey unto the said
Fred S. Ramsey, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 45, Section II, on the Map of Meador Heights Subdivision, as of record in Book 2331, Page 18h, Register's Office for said County.

Said Lot No. 45 fronts 80 feet on the southerly side of Westchester Drive, and runs back 186 feet on the west line and 195 feet on the east line to a deed line in the rear on which it measures 80.2 feet.

Being the same property conveyed to Mrs. Betty A. Hatley, now Mrs. Betty A. Walrond, by deed from William T. Skinner and wife, Gertrude H. Skinner, of record in Book 3277, Page h47, Register's Office for said County.

Said premises are conveyed subject to a deed of trust to Marshal Greer, Trustee, of record in Book 2833, Page h91, said Register's Office, said deed of trust note, being assumed by the grantee herein; Subject to Restrictions of record in Book 2h42, Page h59, said Register's Office; and subject to easements and setback lines of record in Book 2331, Page 18h, 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 Fred S. Ramsey, his heirs and assigns, forever.

And We do covenant with the said Fred S. 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., except as stated herein.

And we, Betty A. Hatley Walrond and William H. Walrond, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred S. Ramsey, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th. day of October, 19 63

Betty A. Hatley Walrond
Betty A. Hatley Walrond

William H. Walrond
William H. Walrond

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Notary~~ Ruby T. Harris, a Notary Public in and for said County and State, the within named Betty A. Hatley Walrond and her husband, William H. Walrond,

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 office, this 18th day of October, 1963.

Ruby T. Harris
Notary Public

Commission expires February 19, 1967.

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