BK 3702

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 111 31655
SEND TAX NOTICES TO:
ADDRESS:

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS
cash in hand and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged; and in further consideration of the Grantee herein assuming and agreeing to pay the unpaid balance of a note in the original principal amount of $10,300.00, executed by George Elmer Bandy and wife, Mattie Bandy to Herschel Greer, Trustee, secured by Deed of Trust as of record in Book 2356, Page 487, Register's Office for Davidson County, Tennessee,

we, JAMES W. GARLAND and wife, PHYLLIS GARLAND,
have bargained and sold, and by these presents do transfer and convey unto the said FRED S. RAMSAY
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. 33, Section 2, Map of Marlin Meadows as of record in Book 1835, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lot No. 33 as shown on said plan fronts 140 feet on the southeasterly side of Canton Pass and runs back between parallel lines 147.16 feet to a dead line in the rear.

BEING the same property conveyed to James W. Garland and wife, Phyllis Garland, by deed from George Elmer Bandy and wife, Mattie Bandy, of record in Book 3312, Page 329, Register's Office for said County.

This conveyance is made subject to: Restrictive covenants of record in Book 2084, Page 127, Register's Office for said County; and setback line and easement as shown on The Plan of record in Book 1835, Page 127, said Register's Office.

THIS TRACT IS NO.	IMPROVED AND KNOWN ON TAX RECORDS AS: STREET	CITY	STATE
709	Canton Pass	Madison	Tennessee

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 we do covenant with the said Fred S. Ramsay 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 for 1964 taxes, which have been prorated and assumed by Grantee, and the herein mentioned loan.

And we, James W. Garland and wife, Phyllis Garland, 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. Ramsay his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of March, 1964

James W. Garland
James W. Garland

Phyllis Garland
Phyllis Garland

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