Mail tax bill to: Security Federal Savings & Loan Assn.
500 Union Street.
Nashville, Tenn.

BOOK 3813 PAGE 449

WARRANTY DEED

Map 34-7
Par. 47 M.O.

William Houston Waller,
2100 E. Hill Drive, Madison, Tenn.

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

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

We, Ramond D. Trammel and wife, Tawanda Trammel

have bargained and sold, and by these presents do transfer and convey unto the said William Houston Waller and wife, Charlene Waller, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, beinglot No. 164 on the Plan of Shepherd Hills, Section 5, as of record in book 2854, page 119, Register's Office for said County. Said lot No. 164 fronts 170 feet on the northwesterly side of East Hill Drive and extends back 320.4 feet on the northeasterly line and 160.2 feet on the southwesterly line to a dead line, measuring 212 feet thereon.

Being the same real property conveyed to Ramond D. Trammel and wife, Tawanda Trammel, by deed from J. O. Jones and wife, dated March 14, 1962, filed April 11, 1962, and recorded in book 3371, page 135, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 3129, page 401, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along southerly and southwesterly lines of premises, 100-foot building setback line from East Hill Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 119, Register's Office for Davidson County, Tennessee, and an easement for trimming and cutting trees, as set out in an instrument from A. G. Grizzard to Tennessee Electric Power Company, of record in book 1021, page 175, Register's Office for Davidson County, 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 William Houston Waller and wife, Charlene Waller, their *heirs and assigns, forever.*

And we *do covenant with the said* William Houston Waller and wife, Charlene Waller *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 the 1964 taxes, which have been pro-rated and assumed by the grantees herein.

And we, Ramond D. Trammel and wife, Tawanda Trammel, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Houston Waller and wife, Charlene Waller, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 16th *day of* September, *19* 64.

Raymond D. Trammel

Tawanda Trammel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Ramond D. Trammel and Tawanda Trammel *the within named 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* 16th *day of* September *19* 64.

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

Hugh J. Bradley *Notary Public*

Commission expires April 10, 1967.

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STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 34.50
PROBATE .50
TOTAL $ 35.00

SEP 18 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 18 1964

8.25 30 23.00 R

WARRANTY DEED

FROM

Ramond D. Trammel et ux

TO

William Houston Waller et ux

File: Union Trust Co. box

51023

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 18 3 14 PM '64

NOTED: BOOK 112 PAGE 76
RECORDING FEE $ 2.00
DEP. REG. 2

Compliments of

Guaranty Title Company

K.