BK 2855

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of --$10.00-- --Ten and No/100---------- DOLLARS

And other good and valuable considerations, receipt of which is acknowledged, including the purchasers agreement to assume the balance due under a deed of trust recorded in Book 2457, page 239, Register's Office for Davidson County, Tennessee.

I, John B. Beckett, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Horace G. Perkins, Jr., his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Map showing the Subdivision of Lots Nos. 8,9,and 10 and part of Lot No.7 in Block "A", and Lots 13 and 14, of Block "B", and all of Block "C" on the Map of the Subdivision of Weakly Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 60 feet on the northerly side of Benjamin Street, and runs back between lines 190 feet, 8 inches, on the easterly line and 194 feet on the westerly line to a dead line, on which it measures 50 feet.

Being the same property conveyed to Charles W. Ervin and wife, Margaret L. Ervin by deed from Ela Mae Glenn, of record in Book 2449, page 633, 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 Horace G. Perkins, Jr. His heirs and assigns, forever.

And I do covenant with the said Horace G. Perkins, Jr., 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 as stated.

And I, John B. Beckett, Trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Horace G. Perkins, Jr., his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of November, 1958

John B. Beckett, Trustee

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