BK 3027

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Nine thousand five hundred ($9500.00)

and 00/100---------- DOLLARS

of which $2945.68 is paid in cash and other good and valuable consideration the receipt of which is hereby acknowledged and; For further consideration the purchasers, Joseph F Berry and wife, Lestrene S. Berry assume and agree to pay the balance of a loan now on the property in the amount of $6,554.32 payable to the Old Hickory Credit Union in weekly installments of $18.15 each secured by deed of trust of record in book 2892, page 400, Register's Office for Davidson County, Tennessee,

We,

Billy J. Seals and wife, Monty C. Seals,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Joseph F. Berry and wife, Lestrene S. Berry their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Hudson Lane being the common corner of parcels 1 and 2; thence North 30 degrees, 15 minutes west 205 feet, more or less, to a point in the curve of said lane; thence with the center line of said curve 430 feet around said curve; thence south 77 degrees west 80 feet to a point in the center of said lane, being the common corner, being lots 2 and 3; thence south 30 degrees, 15 minutes east 551 feet to a point in the southern boundary line between tracts 1 and 2; thence north 64 degrees east 300 feet, more or less, to the point of beginning containing 2.8 acres, more or less.

Being the same property conveyed to Billy J Seals et ux, from Lester L. Seals et ux of record in book 1916, page 582 and conveyed and quit claimed to Billy Joe Seals from Mamie F. Seals of record in book 2140, page 119, 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 Joseph F. Berry and wife, Lestrene S. Berry their heirs and assigns, forever.

And we do covenant with the said Joseph F. Berry and wife, Lestrene S. Berry 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 shown above.

And We, Billy J. Seals and wife, Monty C. Seals do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph F. Berry and wife, Lestrene S. Berry their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of January, 19 60

/Billy J. Seals

/Monty C. Seals

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