BK 3027

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - Ten and no/100 - ($10.00) - DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration that the grantees herein agree to assume and to pay a loan in the amount of $8,241.03 due to Fidelity Federal Savings & Loan Assoc. as recorded in deed of trust by grantors herein to Louis Leftwich, Trustee, of record in Book 2832, Page 95, Register's Office for said County, We, HERMAN McMURTRY and wife, LOLA McMURTRY, have bargained and sold, and by these presents do transfer and convey unto the said BEN F. HARRIS and wife, GOLDIE HARRIS,

their 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. 24 on the unrecorded Map of Margaret L. Dickenson's Subdivision, and described according to a copy of a survey thereof made by Blanchard and Parrish, Engineers, August 20, 1941, as follows:

Beginning at a point in the easterly margin of Lanier Drive at an iron pin, being the common corner of lots Nos. 23 and 24; thence with the line between said Lots easterly 237.7 feet to an iron pin in the westerly margin of the Hailey Subdivision thence with the line of the same South 0 degrees 45' West 70 feet to a concrete monument, the southeast corner of Lot No. 24; thence with the south line of the same North 89 degrees 50' West 286.6 feet to a concrete monument in the easterly margin of Lanier Drive; thence with the margin of the same around a slight curve, in a northeasterly direction 148.7 feet to the point of beginning.

Being the same property conveyed to Herman McMurtry and wife, Lola McMurtry, by deed from Margaret L. Dickenson, of record in Book 1227, page 84, 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 Ben F. Harris and wife, Goldie Harris, their heirs and assigns, forever.

And we do covenant with the said Ben F. Harris and wife, Goldie Harris, 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 1960 State& County taxes which have been pro-rated; setback lines and easements on said unrecorded plat; and aforesaid deed of trust.

And we, Herman McMurtry and wife, Lola McMurtry, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben F. Harris and wife, Goldie Harris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of February, 1960

Herman McMurtry

Lola McMurtry

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