BK 3029

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Five Thousand Nine Hundred Fifty and no/100 - - - - - - - ($5,950.00) - - - - - - - - - - - - - - DOLLARS paid and to be paid by Robert W. Pack and wife, Alice I. Pack to Percy C. Herrod and wife, Margaret L. Herrod as follows: $1,250.00 cash, the receipt of which is hereby acknowledged; the assumption by the said Robert W. Pack and wife, Alice I. Pack of the balance of a certain indebtedness evidenced by note and secured by deed of trust of record in Book 2623, page 119, Register's Office for Davidson County, Tennessee and secured by deed of trust executed by Charles Albert Osborn and wife, to E. A. Goodloe, Trustee of record, said note being in the principal amount of $4,300.00, the principal amount assumed being $3,592.31, and payable as therein provided, which sum the said Robert W. Pack and wife, Alice I. Pack, agree to pay according to the terms thereof; and for the balance of $1107.69 the purchasers agree to pay said sum to Mrs. Elizabeth K. Lokey which amount is owed to the said Elizabeth K. Lokey by Percy C. Herrod and wife, Margaret L. Herrod.

We, Percy C. Herrod and wife, Margaret L. Herrod

have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Pack and wife Alice I. Pack

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, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated November 2, 1954, as follows:

Beginning at a point in the center of Bull Run Road, said point being the southwest corner as shown on the survey; thence north 34 degrees 45' west 145 feet to a railroad spike; thence north 54 degrees 58' east 918 feet to an iron pin; thence south 81 degrees east 150 feet to an iron pin; thence south 55 degrees west 1036 feet to the point of beginning, containing 2.8 acres, more or less.

Being the same property conveyed to Percy C. Herrod and wife, Margaret L. Herrod by deed of Charles Albert Osborn and wife, Bonnel Ruth Osborn of record in Book 2922, page 57, 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 Robert W. Pack and wife, Alice I. Pack their heirs and assigns, forever.

And we do covenant with the said Robert W. Pack and wife, Alice I. Pack 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 taxes for 1960 which are assumed by the purchasers and the deed of trust above set forth.

And we, Percy C. Herrod and wife, Margaret L. Herrod do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert W. Pack and wife, Alice I. Pack their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of February, 1960

Percy C. Herrod

Margaret L. Herrod

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