BK 3030

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $11,300.00, payable to Murphree Mortgage Company, dated April 14, 1955 and secured by deed of trust to John W. Murphree, Trustee, of record in book 2388, page 191, R.O.D.C. Tennessee,

we, James P. Scribner and wife Maggie C. Scribner

have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Garrett Jr. and wife Mary P. Garrett their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 61 on the Plan of Pleasant Acres, Section II, as of record in book 2133, page 75, Register's Office for Davidson County, Tennessee.
Said lot No. 61 fronts 96.59 feet on the easterly side of Beaumont Drive and runs back between lines, measuring 150.05 feet on the south line and 139.82 feet on the north line to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to James P. Scribner and wife Maggie C. Scribner by deed from Woodbine Homes, Inc., of record in book 2395, page 209, R.O.D.C. 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 E. Garrett Jr. and wife Mary P. Garrett their heirs and assigns, forever.

And we do covenant with the said Robert E. Garrett Jr. and wife Mary P. Garrett 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 above set out.

And we, James P. Scribner and wife Maggie C. Scribner 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 E. Garrett Jr. and wife Mary P. Garrett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of February, 19 60

James P. Scribner

Maggie C. Scribner

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