K 3034

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by Marvin L. Evans and wife, Marjorie Vantrease Evans,

the assumption of the hereinafter described indebtedness,
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

ROBERT E. BIVINS and wife, FANNIE C. BIVINS,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 483 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Montclair Drive at the corner of Lots 482 and 483; thence with the line between said lots easterly 208.2 feet to a point; thence northerly 135.3 feet to the south margin of a 50 foot unnamed street; thence with the margin of the same westerly 191.2 feet to the beginning of a curve; thence around said curve southwesterly 31.42 feet to the east margin of Montclair Drive; thence with the margin of the same southerly 115.25 feet to the point of Beginning.

Being the same property that was conveyed to the grantors by deed of Robert H. Kerce, et ux, of record in said Register's Office in Book 2745, page 309.

This conveyance is made subject to the restrictions of record in Book 2332, page 92, and to the Owner's Certificate, set-back lines, and easements shown of the Map recorded in Book 2331, pages 1 and 2.

The grantees, as evidenced by their accepting delivery of this deed, assume and agree to pay the balance due Murphree Mortgage Company under a deed of trust of record in Book 2430, page 513, and agree to hold the grantors harmless of all claims thereunder.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of March, 19 60.

Robert E. Bivins

Fannie C. Bivins

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. Garland Wells, a Notary Public in and for said County and State, the within named Robert E. Bivins and wife, Fannie C. Bivins,

the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of March, 19 60.

Commission expires July 27, 1960

L. Garland Wells
Notary Public.

Murphree Mtg Co

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of MAR A.D. 1960 at 2:11 o'clock P.M.
Noted in Book 2 Page 7 1/2
Recorded in Book Page
Recording Fee 2.00
JAMES P. WILSON, Register
By Lynn Davis D.R.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed

From 77371

Robert E. Bivins and wife,

To

Marvin L. Evans and wife,

Fannie C. Bivins

Marjorie Vantrease Evans

25 17.45.00

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