K 3067

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ONE and No/100 ($1.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Thomas E. Beard and wife, Mildred Beard, have assumed and agreed to pay the unpaid balance of a note January 9, 1959, in the original principal sum of $8,000.00, payable to Guaranty Mortgage Company in monthly installments and secured by a deed of trust to Herschel Greer, Trustee, of record in Book 2691, page 479, Register's Office for Davidson County, Tennessee,

We, Archie R. Mangrum and wife, Opal V. Mangrum, have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Beard and wife, Mildred Beard, 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. 12 on the Plan of Rains Heights, as of record in Book 2663, page 85, Register's Office for said County.

Said lot No. 12 fronts 52.5 feet on the southerly margin of Moore Avenue and extends back between lines 140.5 feet on the easterly line, and 142.5 feet on the westerly line to a rear line on which it measures 52.5 feet.

Being the same property conveyed to Archie R. Mangrum and wife, Opal V. Mangrum, by deed from Radnor Lumber Company, of record in Book 2862, page 293, 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 Thomas E. Beard and wife, Mildred Beard, their heirs and assigns, forever.

And we do covenant with the said Thomas E. Beard and wife, Mildred Beard, 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 1960 taxes which are assumed by the grantees.

And we, Archie R. Mangrum and wife, Opal V. Mangrum, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. Beard and wife, Mildred Beard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 1960

Archie R Mangrum

Opal V. Mangrum

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