K 3068

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of --$10.00--

--Ten and No/100-- DOLLARS

And other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Bruce E. Mann and wife, Jean J. Mann, have bargained and sold, and by these presents do transfer and convey unto the said Mary J. York, Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the north half of Lot No. 67 on the Map of the Subdivision of Maplewood Home tract, of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Burrus Street, and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Bruce E. Mann and wife, Jean J. Mann, by deed from Arthur S. Pinkerton and wife, Dorothy K. Pinkerton of record in Book 2690, page 422, Register's Office for Davidson County, Tennessee.

The sellers have agreed to give possession on or before June 6, 1960.

The purchaser has agreed to assume the balance due of ($5328.54) --Five Thousand Three Hundred Twenty-Eight and 54/100 Dollars, Payable monthly to Murphree Mortgage Company, of Nashville, Tennessee, under a first mortgage indebtedness originally incurred by William H. Mangrum and wife, Mary O. Mangrum, in favor of Murphree Mortgage Co., under a deed of trust to Ferriss C. Bailey, Trustee, dated April 17, 1952, recorded April 18, 1952, of record in Book 2078, page 375, Register's Office for Davidson County, and which indebtedness was assumed by Arthur S. Pinkerton and wife, Dorothy K. Pinkerton by the terms of the deed to them from said William H. Mangrum and wife, Mary O. Mangrum.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary J. York heirs and assigns, forever.

And We, Bruce E.Mann and wife, Jean J. Mann, do covenant with the said Mary J. York 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 1960 State and County taxes all of which have been prorated and purchaser asumes. The escrow account is hereby transferred to the purchaser.

And We, Bruce E. Mann, and wife, Jean J. Mann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary J. York Her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of April, 1960

Bruce E. Mann

Jean J. Mann

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