BK 3096

APPROVED AS TO LEGALITY ON

THIS 30 DAY OF May 1960

BY William J. Harbison

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEY TITLE

For and in consideration of the sum of $10.00

------TEN AND NO/100---------- DOLLARS

Cash in hand paid by Robert T. Garrett, Sr, and wife Helen W. Garrett, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Robert T. Garrett, Sr., and wife Helen W. Garrett, of $8,602.55 being the unpaid balance of Note dated September 22, 1954, executed by Harold W. Harris and wife, in the original principal sum of $10,000.00 and secured by Deed of Trust to Don M. Powell, Trustee to secure Life and Casualty Insurance Company of Tennessee the payment of said note. Payable in monthly installments of $55.58 including principal and interest at the rateof 4½% per annum. Said Deed of Trust recorded in Book 2317, page 431.

We, Harold W. Harris and wife, Virginia E. Harris

have bargained and sold, and by these presents do transfer and convey unto the said Robert T. Garrett, Sr., and wife Helen W. Garrett

their 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, being lot No. 34 on the Plan of Russwood Heights, as of record in Book 2133, pages 12 and 13, Register's Office for said County, and described as follows:

Beginning at a point in the easterly terminus of Trimble Court at the corner of lots 33 and 34; thence with the line between said lots easterly 198.5 feet to a point; thence northerly 230.4 feet to a corner of lot 36; thence with the line between lots 34 and 36, southwesterly 166.4 feet to a corner of lot 35; thence with the line between lots 34 and 35, southerly 192 feet to the north terminus of Trimble Court; thence around said Trimble Court around a slight curve southeasterly 52.4 feet to the point of beginning.

Being the same property conveyed to Harold W. Harris and wife, Virginia E. Harris, by deed from Annie Ruth Russell, a widow, of record in Book 2149, page 48, said Register's Office

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 T. Garrett, Sr., and wife Helen W. Garrett their heirs and assigns, forever.

And we do covenant with the said Robert T. Garrett, Sr., and wife Helen W. 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 for 1960 taxes which have been prorated and will be paid by purchaser, and except as herein recited.

And we, Harold W. Harris and wife, Virginia E. Harris 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 T. Garrett Sr., and wife Helen W. Garrett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of June, 1960

Harold W. Harris

Virginia E. Harris

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