BK 3099

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 $6600.00, executed by G. J. Tarleton and wife Rhea Theresa Tarleton, payable to the order of Guaranty Mortgage Company, dated May 12, 1951 and secured by deed of trust to Herschel Greer, Trustee, of record in book 1958, page 155, R.O.D.C. Tennessee,

we, G. J. Tarleton and wife Rhea Theresa Tarleton

have bargained and sold, and by these presents do transfer and convey unto the said Jerry Yeargin and wife Maggie Yeargin 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. 162 of Block No. 1 on the Map of Blocks 1 and 2 of F. O. Beasley's McFerrin Addition, as of record in book 57, page 136, R.O.D.C. Tennessee.
Said lot No. 162 fronts 50 feet on the easterly side of N. 9th Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to G. J. Tarleton and wife Rhea Theresa Tarleton by deed from R. K. Smith and Arch Bishop, Jr., of record in book 1973, page 513, 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 Jerry Yeargin and wife Maggie Yeargin their heirs and assigns, forever.

And we do covenant with the said Jerry Yeargin and wife Maggie Yeargin 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, G. J. Tarleton and wife Rhea Theresa Tarleton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry Yeargin and wife Maggie Yeargin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of July, 1960

Rhea Theresa Tarleton

G. J. Tarleton, Jr.

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