K 3101

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN and No/100 ($10.00) **DOLLARS**

[illegible] and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Marshall A. Owens and wife, Maureen Owens, **have bargained and sold, and by these presents do transfer and convey unto the said** Samuel Lee Beard and wife, Tantua V. 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. 60 on the Plan of McNish's Subdivision of Wm. J. W. McFerrin 6¾-Acre tract, as of record in Book 29, page 108, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the West ply side of Burt Avenue and runs back between parallel lines, 175 feet to a [illegible].

Being the same property conveyed to Marshall A. Owens and wife, Maureen Owens, by deed from J. B. Jefferson and wife, Elizabeth Shelton, of record in Book 1060, page 300, 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 Samuel Lee Beard and wife, Tantua V. Beard, their **heirs and assigns, forever.**

And We **do covenant with the said** Samuel Lee Beard and wife, Tantua V. 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 1980 taxes which are prorated and assumed by the grantees.

And We, Marshall A. Owens and wife, Maureen Owens, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Samuel Lee Beard and wife, Tantua V. Beard, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th **day of** July, 19 80

Marshall A. Owens

Maureen Owens

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