K 3128

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) 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 grantee, Ruby Mae Hannah, has assumed and agreed to pay the unpaid balance of a note dated August 26, 1960, in the original principal sum of $6,750.00, which is the present unpaid balance, payable to the order of Home Federal Savings and Loan Association in monthly installments of $48.36 each, and secured by a deed of trust of record in Book 3115, page 629, Register's Office for Davidson County, Tennessee,

we, Roy Beal and wife, Margaret Beal, have bargained and sold, and by these presents do transfer and convey unto the said Ruby Mae Hannah, a widow, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 25 on the Map of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the westerly side of Murray Circle and runs back between parallel lines 150 feet to the easterly line of Lot No. 22.

Being the same property conveyed to Roy Beal and wife, Margaret Beal, by deed from Edward J. Craddock, Unmarried, of record in Book 1148, page 179, 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 Ruby Mae Hannah, a widow, her heirs and assigns, forever.

And we do covenant with the said Ruby Mae Hannah 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 grantee.

And we, Roy Beal and wife, Margaret Beal, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ruby Mae Hannah, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of September, 1960

Roy Beal

Margaret Beal

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