BK 3129

WARRANTY DEED

For and in consideration of the sum of Nine Thousand ($9,000) *DOLLARS*

cash in hand paid by Roy Beal and wife, Margaret D. Beal, receipt of which is hereby acknowledged, JEFFERSON HOUSTON DYER and wife, BARBARA JANE DYER, Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said ROY BEAL and wife, MARGARET D. BEAL, Grantees,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the easterly part of Lot No. 15 on the Plan of Marine C. McGaugney's Second Subdivision of a part of Tract No. 4, in A. J. McGaugney's Second Haysboro Subdivision, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, dated June 30, 1938, as follows:
BEGINNING at a point at the northwest corner of Haysboro Road and Log Cabin Road, formerly Fergusson Avenue, as widened; thence with the northerly margin of Haysboro Road, westwardly 137.2 feet to the southeast corner of the property conveyed to Raymond H. Wynne and wife, by deed from Oakley Wynne and wife, as of record in Book 1451, page 443, Register's Office for said County; thence with Wynne's easterly line, northwardly 110 feet, more or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 131.1 feet to the westerly margin of Log Cabin Road, as widened; thence with said Road, southwardly 115.7 feet to the beginning.
Being the same property conveyed to Jefferson Houston Dyer and wife, Barbara Jane Dyer, by deed from Madolyn F. Nalls, as of record in Book 2901, page 309, 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 Roy Beal and wife, Margaret D. Beal, Grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *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.*

And Jefferson Houston Dyer and wife, Barbara Jane Dyer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 2nd. *day of* Sept., 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Barbara Jane Dyer

Jefferson Houston Dyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marlin P. Davis, Jr. *a Notary Public in and for said County and State,* Jefferson Houston Dyer and wife, Barbara Jane Dyer

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 6th. *day of* Sept., 1960.

MARLIN P. DAVIS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Marlin P. Davis, Jr. *Notary Public*

Commission expires 7-24-63

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