K 3157

For and in consideration of the sum of $ ----------10.00----------

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

Cash and other good and valuable considerations including a deed of trust executed by Grover R. Beatty and wife, Barbara P. Beatty, to Louis R. Linx, Trustee, dated August 7, 1959, filed August 10, 1959, and recorded in book 2977, page 191, Register's Office for Davidson County, Tennessee, the balance of above mentioned deed of trust to be assumed by grantees herein. The receipt of the ten dollars and other valuable and good considerations is hereby acknowledged.

We, Grover R. Beatty and Mrs. Barbara P. Beatty

have bargained and sold, and by these presents do transfer and convey unto the said

Cornelius Anthony Peffen and wife, Sue Ann Werbach Peffen

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. 301 on the Plan of Era-Lar Acres, Section 11, as of record in book 2663, page 113, Register's Office for said County.

Said Lot No. 301 fronts 168.8 feet on the northwesterly side of Joyce Lane and runs back 340.3 feet on the northeasterly line and 311 feet on the southwesterly line to a broken line in the rear on which it measures 84.4 feet.

Being the same real property conveyed to Grover R. Beatty and Mrs. Barbara P. Beatty by deed from Maddux Construction Company, Inc. of record in Book 2929, page 277.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cornelius Anthony Peffen and wife, Sue Ann Werbach Peffen their heirs and assigns, forever.

And we do covenant with the said Cornelius Anthony Peffen and wife, Sue Ann Werbach Peffen 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 we, Grover R. Beatty and Mrs. Barbara P. Beatty

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cornelius Anthony Peffen and wife, Sue Ann Werbach Peffen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 19 60

x Grover R. Beatty

x Barbara P. Beatty

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mrs E. K. Houchin, a Notary Public in and for said County and State, the within named Grover R. Beatty and Mrs. Barbara P. Beatty

the 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 28th day of October, 19 60

Commission expires: My Commission Expires Feb. 29, 1964

Mrs E. K. Houchin
Notary Public

Warranty Deed

From: Grover R. Beatty and Mrs. Barbara P. Beatty

To: Cornelius Anthony Peffen and wife Sue Ann Werbach Peffen

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of OCT A.D. 1960 at 11:22 o'clock A.M.
Noted in Book 3157 Page 395
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs Houchin D.C.

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