K 3165

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 grantees, James P. King and wife, Lena Lai King, assume and agree to pay the unpaid balance of $5,60o.CO of a note dated November 16, 1959, in the original principal sum of $6,950.00, payable to the order of H. A. Vantrease in monthly installments of $60.00 each, which includes principal and interest at the rate of 6% per annum, beginning December 15, 1959, with the balance being due and payable on or before May 15, 1971, said note being secured by a vendor's lien retained in the deed of record in Book 2994, page 412, Register's Office for Davidson County, Tennessee,

we, Herbert Beeles and Mrs. Odessa Merryman, have bargained and sold, and by these presents do transfer and convey unto the said James P. King and wife, Lena Lai King, 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. 123 on the Plan of the Electric Car Company's 40-acre tract of land, called the United Electric Railway's Subdivision, as of record in Book 161, page 8, Register's Office for said County.

Said lot No. 123 fronts 50 feet on the northerly side of Ashworth, now Eastside Avenue and runs back between parallel lines with the westerly margin of 18th Street, 150 feet to an alley.

Being the same property conveyed to Herbert Beeles and Mrs. Odessa Merryman, by deed from H. A. Vantrease and wife, Ruth C. Vantrease, of record in Book 2994, page 412, 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 James P. King and wife, Lena Lai King, their heirs and assigns, forever.

And we do covenant with the said James P. King and wife, Lena Lai King, 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 forth.

And we, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James P. King and wife, Lena Lai King, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of December, 1960

Mrs Odessa Merryman

Herbert Beeles

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