K 3180

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 ----------TEN AND NO/100---------- DOLLARS

cash in hand paid by Benny L. Kirby and wife, Faye H. Kirby

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

JIMMY ADAMS BEAN and wife, JOAN M. BEAN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 92 on the Plan of Murray Heights, as of record in Book 2663, page 37, Register's Office for said County.

Said Lot No. 92 fronts 126.37 feet on the north side of Melmack Drive and extends back between lines, 159.8 feet on the west line and 110.28 feet on the east line, to a dead line in the rear on which it measures 104.92 feet.

Being the same property conveyed to Jimmy Adams Bean and wife, Joan M. Bean, by deed from Ridgeview Homes Company, of record in Book 2804, page 639, said Register's Office.

This conveyance is made subject to a first mortgage loan in the amount of Ten Thousand Three Hundred Forty-Nine and 97/100 Dollars ($10,349.97), balance as of January 1, 1961, payable to the order of Murphree Mortgage Company and secured by Deed of Trust to John W. Murphree, Trustee, of record in Book 2828, page 395, 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 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, unless otherwise herein set out. And we 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of January, 19 61.

Jimmy Adams Bean

Joan M. Bean

REG'D. CORP. SEAL

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JAMES H. BREWER, a Notary Public in and for said County and State, the within named Jimmy Adams Bean and wife, Joan M. Bean

the bargainors, 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 30th day of January, 19 61.

Commission expires 2-4-64

James H. Brewer
Notary Public.

Warranty Deed

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From 24224

JIMMY ADAMS BEAN, ET UX

To

BENNY L. KIRBY, ET UX

Murphree Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 31 day of Jan A.D. 1961 at 1:43 o'clock P.M.
Noted in Book 3180 Page 38
Recording Fee $2.00
JAMES H. WILSON, Register
By [illegible] D.C.

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