K 3251

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,

we, Robert W. Gregory and wife, Helen L. Gregory, have bargained and sold, and by these presents do transfer and convey unto the said Horace E. Bean, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a tract shown as reserved on the Plan of Haynes Heights, Section II, of record in Book 2331, page 58, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Manila Street at the northeast corner of Lot No. 50 on said Plan; thence with the common line of Lot No. 50 and said reserved tract southeasterly 524.9 feet to a point; thence north 09 42' east 274 feet to a concrete monument; thence north 48º 09' west 321.7 feet to a concrete monument in the southeasterly margin of Manila Street; thence with the margin of same along a slight curve in a westerly direction 106.9 feet to the point of beginning.

Being the same property conveyed to Robert W. Gregory and wife, Helen L. Gregory, by deed from N. W. Barker and Herschel Greer, of record in Book 3218, page 465, 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 Horace E. Bean, his heirs and assigns, forever.

And we do covenant with the said Horace E. Bean 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, 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 Horace E. Bean, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of ~~May~~ June, 1961

Robert W. Gregory

Helen L. Gregory

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