K 3256

APPROVED AS TO LEGALITY ON
THIS 10 DAY OF Aug 1961
BY William J. Harrison

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Jimmy N. Bean and Wife, Hazel Ruth Bean, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Capitol Development Company, a Tennessee Corporation, has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Jimmy N. Bean and Wife, Hazel Ruth Bean 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 parts of Lots Nos. 50 and 51 on the plan of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, being Lot No. 11 on the map showing re-subdivision of lots Nos. 50, 51, 52, etc. in Bluefields, not of record, described as follows:

Beginning on the northwesterly margin of Cumberland Circle at the southeast corner of the property conveyed to Charles Cammerer, Jr., by deed from R. D. Stanford, Jr., Trustee, of record in Book 1160, Page 105, said Register's Office; thence with the northwesterly margin of said circle, southwestwardly 90 feet to the northeast corner of the property conveyed to Robert W. Edwards and wife by deed from R. D. Stanford, Jr., Trustee, of record in Book 1198, Page 527, said Register's Office; thence with said Edwards' northeasterly line, northwestwardly 483.5 feet, more or less, to the easterly line of lot No. 59 on the plan of Bluefields; thence with said line, northeastwardly 30 feet to the southwest corner of said Cammerer property; thence with said Cammerer's southwesterly line, southeastwardly 500 feet, more or less, to the beginning.

Being the same real property conveyed to Capitol Development Company, a Tennessee Corporation, by deed from Herman Maddox and Wife, dated June 10, 1960, filed June 10, 1960, and recorded in Book 3075, Page 103, 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 Jimmy N. Bean and Wife, Hazel Ruth Bean their heirs and assigns, forever.

And It does ~~do~~ covenant with the said Jimmy N. Bean and Wife, Hazel Ruth Bean that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1961 Taxes which have been pro-rated and Purchaser will pay when due.

And Capitol Development Company, does ~~do~~ further covenant and bind Itself, Its Successors heirs and representatives, to warrant and forever defend the title to the said land to the said Jimmy N. Bean and Wife, Hazel Ruth Bean, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness my hand and seal this day of~~

IN WITNESS WHEREOF, Capitol Development Company has caused this instrument to be executed by its duly authorized Officers on this the 14th. Day of August, 1961.

ATTEST: W. H. Lambert
By W. H. Lambert, Vice Pres.

CAPITOL DEVELOPMENT COMPANY
By J. M. Medlin
J. M. Medlin, President

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