BK 3308

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,500.00 ----------

Nine Thousand, Five Hundred and no/100 ---------- **DOLLARS**

Cash in hand paid by Jack D. Webb and wife, Margaret Ann Webb, the receipt of which is hereby acknowledged, we,

G. R. BEAN and wife, DELPHIA BEAN

have bargained and sold, and by these presents do transfer and convey unto the said Jack D. Webb and wife, Margaret Ann Webb **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. 17 on the Plan of Hidden Acres, as of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the easterly side of Hartford Drive and runs back 155 feet on the northerly line and 151 feet on the southerly line to a dead line, measuring 76.04 feet thereon.

Being the same property conveyed to Delphia Bean, by deed from Elbert Ray Fussell and wife, of record in Book 2022, page 49, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack D. Webb and wife, Margaret Ann Webb **their heirs and assigns, forever.**

And we **do covenant with the said** Jack D. Webb and wife, Margaret Ann Webb **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, G. R. Bean and wife, Delphia Bean **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Jack D. Webb and wife, Margaret Ann Webb **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 26th **day of** October, 19 61

G. R. Bean

Delphia Bean

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