K 3344

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 which is hereby acknowledged, and in further consideration the grantees, Elmus Norman Beaty Jr. and wife, Dorothy H. Beaty have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust executed by Claude D. Vaughan Jr., and wife, Ruth B. Vaughan, to Herschel Greer, Trustee, of record in Book 2467, page 123, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

I, Joe Pigg, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Elmus Norman Beaty Jr., and wife, Dorothy H. Beaty 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. 131 on the Plan of Gra-Mar Acres, Section III, as of record in Book 2133, page 108, Register's Office for said County.

Said Lot No. 131 fronts 140 feet on the easterly side of Gra-Mar Drive, and runs back 298.1 feet on the northerly line and 302 feet on the southerly line to a dead line, measuring 140 feet thereon.

Being the same property conveyed to Joe Pigg and wife, Patricia Bryant Pigg, by deed from Claude D. Vaughan Jr., and wife, Ruth B. Vaughan, of record in Book 2489, page 163, Register's Office for Davidson County, Tennessee. The said Patricia Bryant Pigg, having since conveyed her interest in said property to Joe Pigg, by deed of record in Book 3163, page 579, 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 Elmus Norman Beaty Jr. and wife, Dorothy H. Beaty their heirs and assigns, forever.

And I do covenant with the said Elmus Norman Beaty Jr., and wife, Dorothy H. Beaty that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as here in above set out.

And I, Joe Pigg do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Elmus Norman Beaty Jr., and wife, Dorothy H. Beaty, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of February, 1962

Joe Pigg

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