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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 2,800.00 -

Two Thousand Eight Hundred and No/100 - DOLLARS

Cash in hand paid by Leon Beard and wife, Ruth Ricks Beard, the receipt of which is hereby acknowledged, we,

A. C. BUCKINGHAM and wife, DOROTHY W. BUCKINGHAM

_____ have bargained and sold, and by these presents do transfer and convey unto the said Leon Beard and wife, Ruth Ricks Beard 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. 4 of Block "A" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described as follows:

Beginning at the southwest corner of McGavock Avenue and Williams Ferry Road or Riverwood Drive; thence with the westerly margin of McGavock Avenue, southwardly 217 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwestwardly 165 feet, more or less, to the easterly line of lot No. 11; thence with said line, northwardly 83 feet to the southeasterly line of Lot No. 5; thence with said line, northeastwardly 108 feet to the southwesterly margin of Williams Ferry Road or Riverwood Drive; thence with same, southeastwardly 72.8 feet to the beginning.

Being the same property conveyed to A. C. Buckingham and wife, Dorothy W. Buckingham, by deed from Thomas F. Clark and wife, of record in Book 1853, page 631, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1005, page 162, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leon Beard and wife, Ruth Ricks Beard their heirs and assigns, forever.

And we do covenant with the said Leon Beard and wife, Ruth Ricks Beard 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, except 1951 taxes which have been prorated and are hereby assumed by the purchasers.

And we, A. C. Buckingham and wife, Dorothy W. Buckingham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon Beard and wife, Ruth Ricks Beard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of March, 19 51.

A C Buckingham

Dorothy W. Buckingham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named A. C. Buckingham and wife, Dorothy W. Buckingham 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 5th day of March, 19 51.

My commission expires July 11, 1951

O. G. Jones
O. G. Jones, Notary Public

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