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WARRANTY DEED

For and in consideration of the sum of $10.00

Ten and No/100. . . . . **DOLLARS**

cash in hand and other valuable considerations the receipt of which is hereby acknowledged, by R. C. Beasley and wife, Gene N. Beasley

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Joseph J. Crane and wife, Mary L. Crane

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, Tennssee, being lot No. 13 of block "I" on the plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:
Beginning on the easterly margin of Eastdale Drive at the corner of lots No. 12 and 13; thence with the line between said lots, eastwardly 375 feet, more or less, to the corner of lots Nos. 3, 4, 5, 12 and 13; thence with the line between lots Nos. 2, 3 and 13, northwestwardly 310 feet to the corner of lots Nos. 1, 2 and 13; thence with the line between lots Nos. 1 and 13, southwestwardly 340 feet, more or less, to the easterly margin of Eastdale Drive; thence with the easterly margin of said Drive, southeastwardly 175 feet to the beginning.
Being the same property conveyed to R. C. Beasley and wife, Gene N. Beasley, by deed from Jackson Realty Company, Inc., of record in book 1876, page 55, Register's Office for said County.

Subject to Restrictive covenants contained in Book 1876 Page 55, Register's Office of Davidson County, and

Easement for public utilities and 75 feet building setback line, as shown on the unrecorded map of Jackson Park, Section 3.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph J. Crane and wife, Mary L. Crane

their **heirs and assigns, forever.**

And we **do covenant with the said** Joseph J. Crane and wife, Mary L. Crane

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, R. C. Beasley and wife, Gene N. Beasley

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Joseph J. Crane and wife, Mary L. Crane

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 9th **day of** August, 1950

R. C. Beasley

Gene N. Beasley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, **a Notary Public in and for said County and State, the within named** R. C. Beasley and wife, Gene N. Beasley

the bargainor, 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 office, this 9th **day of** August, 1950

Commission expires Oct. 7, 1950.

Jessie B. Overton
Notary Public

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