2144

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 by Claude G. Beasley, Sr., and wife, Mattie M. Beasley, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged, I, Goldie Landsburg, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Claude G. Beasley, Sr., and wife, Mattie M. Beasley their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 20, the westerly 20 feet of Lot No. 19, and the easterly 10 feet of Lot No. 21 of Block No. 2 on the plan of the subdivision of the Andrew Allison property in East Nashville, as of record in Book 161, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and parts of lots Nos. 19 and 21 front together 80 feet on the southerly side of Forrest Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Goldie Landsburg by deed from F. W. Franklin and wife, of record in Book 1344, Page 326, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude G. Beasley, Sr., and wife, Mattie M. Beasley, their heirs and assigns, forever.

And I do covenant with the said Claude G. Beasley, Sr., and wife, Mattie M. Beasley 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 for current taxes, which are pro-rated this date and assumed by the grantees herein.

And I, Goldie Landsburg, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Claude G. Beasley, Sr., and wife, Mattie M. Beasley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand 28 April, 19 53

Goldie Landsburg

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