2201

WARRANTY DEED

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,

E. S. EVANS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~xxxx~~ bargained and sold, and by these presents do/es transfer and convey unto the said George B. Beuerlein and wife, Mattie Osborne Beuerlein

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. 70 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 70 fronts 135 feet on the easterly side of Kenilwood Drive and runs back 294.4 feet on the northerly line and 316.2 feet on the southerly line, to the westerly right-of-way line of the L. & N. Railroad, measuring 168.4 feet thereon.

Being part of the property conveyed to E. S. Evans, Inc., by deed from Albert G. Morris, Trustee, of record in Book 2156, page 359, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 1788, page 105, in Book 2044, page 31, and amendment in Book 2046, page 541, the plan of record in Book 1835, pages 118 and 119, and utility easement of record in Book 2088, page 19, all in Register's Office of 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 George B. Beuerlein and wife, Mattie Osborne Beuerlein their heirs and assigns, forever.

And it does ~~xxx~~covenant with the said George B. Beuerlein and wife, Mattie Osborne Beuerlein that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And E. S. Evans, Inc.
do/es further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said George B. Beuerlein and wife, Mattie Osborne Beuerlein, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF E. S. EVANS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 20th day of October 1953.

Attest:
David U. Crockett, Secretary-Treasurer

E. S. EVANS, INC.
By: E. S. Evans, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainer , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this day of , 19

Commission expires

Notary Public

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