K 2276

For and in consideration of the sum of, Ten and no/100 ($10.00) DOLLARS cash in hand to me paid and other good and valuable consideration, the receipt of all of which is acknowledged, I, Mrs. Mary Hughes, a widow have bargained and sold, and by these presents do transfer and convey unto the said Mary Catherine Baldinger Beehan, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 100 feet of lot No. 71 of Block "D" on the map of a proposed subdivision of R. M. Dudley's 30 acre tract, described according to a survey dated October 14, 1913, by Erle Drake, Surveyor, as follows:

Beginning at a point on the northerly margin of Williams Ferry Road 185 feet east of the easterly margin of Riverside Boulevard, said point being the northeast corner of said Williams Ferry Road and an alley; thence with the northerly margin of Williams Ferry Road eastwardly 100 feet to a point 15 feet west of the corner of lots Nos. 71 and 72; thence northwardly and parallel with the line between lots Nos. 71 and 72, 160 feet, more or less, to the southerly margin of an alley; thence with the curve of said alley in a southwesterly direction to the beginning.

Being the same property conveyed to Mrs. Mary Hughes by deed from Mary Mulloy, as of record in Book 1019, Page 463, 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 Mary Catherine Baldinger Beehan, her heirs and assigns, forever.

And I do covenant with the said Mary Catherine Baldinger Beehan 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.

And I, Mrs. Mary Hughes do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Catherine Baldinger Beehan, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of June, 1952

Mrs Mary Hughes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth J. Hopkins, a Notary Public in and for said County and State, the within named Mrs. Mary Hughes, a widow

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

Witness my hand and official seal at office, this 10th day of June, 1952

My commission expires February 11, 1956 Elizabeth J. Hopkins Notary Public

$2.00 Int. Rev. Stamps

WARRANTY DEED

Mrs. Mary Hughes, a widow

TO

Mary Catherine Baldinger Beehan

REGISTER'S OFFICE OF TENNESSEE DAVIDSON COUNTY Received for record June 11 1952 at 2:10 P.M. and recorded in Book 1106 Page 106

$2.00

Guaranty Title Company

Kansas City Title Insurance Company
American Title Insurance Company
S. W. Cor. Tth. & Church Sts.
NASHVILLE, TENNESSEE

G 485