K 2290

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($10.00), and other valuable considerations paid by Chester H. Beaty and wife, Melba L. Beaty, the receipt of all of which is hereby acknowledged,

CHARLES H. YOUNG and wife, JEWEL I. YOUNG,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

CHESTER H. BEATY and wife, MELBA L. BEATY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 47 on the Plan of Oakland Acres, Section IV, as of record in Book 2133, page 19, Register's Office for said County, described as follows:

Beginning on the easterly margin of Acre Trail at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, eastwardly 217.1 feet to a concrete monument; thence south 8 degrees 09' west 232 feet to a concrete monument on the northerly margin of Freda Villa; thence with the northerly margin of Freda Villa, westwardly 119 feet to a concrete monument; continuing with the northerly margin of Freda Villa, westwardly 22 feet to a concrete monument on the easterly margin of Acre Trail; thence with said Trail northwardly 163.7 feet to a concrete monument, continuing with the easterly margin of said Trail, northwardly 24.3 feet to the beginning.

Being the same property conveyed to Charles H. Young and wife, Jewel I. Young by deed from Ray E. Garrett and wife, Ruth F. Garrett, of record in Book 2151, page 458, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 10th day of July, 1954.

Charles H. Young

Jewel I. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Laura C. Aite, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles H. Young and wife, Jewel I. Young, the bargainor(s), 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, the 10 day of July, 1954.

Laura C. Aite
Notary Public

My commission expires: Oct 30 - 1957

WARRANTY DEED
MCB&P
From
CHARLES H. YOUNG et ux,
24930
To
CHESTER H. BEATY et ux.

1500

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUL 14 1954 at 8 o'clock A.M.
Recorded in Book 1200 Page 99
Recording Fee $1.00
WILLIAM O. BLACK, Register
By [illegible]

G 99