K 2299

For and in consideration of the sum of $ 8,950.00

Eighty Nine Hundred Fifty and No/100 DOLLARS

of which sum, $1,008.20 has been paid in cash by Rodney M. Beakley and wife, Helen C. Beakley, the receipt of which is hereby acknowledged, and for the balance in the sum of $7,941.80, the grantees assume a loan secured by deed of trust executed by James D. McKeown and wife, to Herschel Greer, Trustee, of record in Book 2082, page 285, to secure Guaranty Mortgage Company of Nashville one note dated May 19, 1952, for $8,600.00, with 4% interest, both principal and interest payable $45.41 monthly, beginning June 1, 1952, final payment May 1, 1977. We, James D. McKeown and wife, Jane D. McKeown

have bargained and sold, and by these presents do transfer and convey unto the said Rodney M. Beakley and wife, Helen C. Beakley, 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. 3 on the Map of Rainbow Terrace, Section II-B, as of record in Book 1835, page 85, Register's Office for said County.
Said Lot 3 fronts 130 feet on the northerly side of Neely's Bend Road and runs back between lines, 482.1 feet on the easterly line and 471 feet on the westerly line, to a dead line, measuring 110 feet thereon.
Being the same property conveyed to James D. McKeown and wife, Jane D. McKeown, by deed from J. R. Coarsey, Trustee, of record in Book 2083, page 40, 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 Rodney M. Beakley and wife, Helen C. Beakley, their heirs and assigns, forever.

And we do covenant with the said Rodney M. Beakley and wife, Helen C. Beakley 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. except as herein set out.
And we, James D. McKeown and wife, Jane D. McKeown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rodney M. Beakley and wife, Helen C. Beakley their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of September, 1954.

James D. McKeown

Jane D. McKeown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, a Notary Public in and for said County and State, the within named James D. McKeown and wife, Jane D. McKeown

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 21st day of September, 1954.

Commission expires My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

Mail to: Madison Real Estate Co

2.

325326

WARRANTY DEED

FROM James D. McKeown et ux

TO Rodney M. Beakley et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of SEP 1954 at 9:45 o'clock A.M. Noted in Book 2299 Page 629 Recorder in Book ___ Page ___ Recording Fee $2.00 Witness my hand this ___ day of ___ 1954

DOCUMENTARY

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PRESENT

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