K 2439

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) ---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Robert Elkins and wife, Susie Mai Elkins **have bargained and sold, and by these presents do transfer and convey unto the said** Julian H. Beckham and wife, Eunice McKee Beckham **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Woodbine Sale Corporation Plan of Lots, called "Pleasant View", as of record in Book 1130, page 43, Register's Office for said County.

Said Lot No. 25 fronts 54 feet on the northerly side of Thuss Avenue, and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Robert Elkins and wife, Susie Mai Elkins, by deed from A. H. Brewer, and Leon Crews, of record in Book 2278, page 493, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1196, page 605, and easement for public utilities and a 35 foot building setback line as shown on the Plan in Book 1130, page 43, 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 Julian H. Beckham and wife, Eunice McKee Beckham **their heirs and assigns, forever.**

And we **do covenant with the said** Julian H. Beckham and wife, Eunice McKee Beckham **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 by taxes for the year 1955 which the Grantees agree to assume after pro-ration of same.

And we, Robert Elkins and wife, Susie Mai Elkins **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Julian H. Beckham and wife, Eunice McKee Beckham, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** July **,** 1955

Robert Elkins
Susie Mai Elkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ethelyne Tatom, a Notary Public in and for said County and State, the within named Robert Elkins and wife, Susie Mai Elkins

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 office, this 1st day of July, 1955

Commission expires 1/17/56

Ethelyne Tatom
Notary Public

FOSTER & PARKES CO NASHVILLE

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