K 2447

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00.

---TEN AND NO/100--- DOLLARS

Cash in hand paid by the grantees herein, and for other good and valuable considerations, receipt of which is hereby acknowledged, we, A. N. BEAVERS and wife, MARY BEAVERS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM BYRNS McRAE and wife, LOUISE McRAE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of an unnumbered tract shown on the Plan of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for said County, and being known as Lot No. 4 of Block "B" on the unrecorded Map of Coreland Subdivision, and described according to a survey by Wm. Collier Parrish Associates, dated June 28, 1955, as follows:
Beginning at a point in the southerly margin of Due West Avenue at the common corners of Lots 4 and 5 of said Coreland Subdivision being 70 feet easterly from a concrete monument at the beginning of a curve, at the intersection of said Avenue and Coreland Drive; thence with the margin of Due West Avenue south 87° 30' east 100 feet to a point, the northwest corner of Lot 7 on the Map of Section One, Morningside Heights, of record in Book 1130, page 76, Register's Office for said county; thence with the line between Lot 4 and said Lot 7, south 2° 30' west 200 feet to a point at the northeast corner of Lot 28 of said Morningside Heights Subdivision; thence with the line between Lot 4 and Lot 28, north 87° 30' west 100 feet to the common corners of Lots 4 and 5 of said Coreland Subdivision; thence with the line between said lots north 2° 30' east 200 feet to the point of beginning.
Being the same property conveyed to A. N. Beavers by deed from Frank P. Reynolds and wife, of record in Book 1728, page 302, said Register's Office.

The subject property is being conveyed subject to restrictions of record in Book 1235, page 39, 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 William Byrns McRae and wife, Louise McRae, their heirs and assigns, forever.

And we do covenant with the said grantees herein 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 1955 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of August, 1955.

A. N. Beavers

Mary Beavers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named A. N. Beavers and wife, Mary Beavers

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 26th day of August, 1955

Commission expires July 15th, 1956.

Notary Public, State-At-Large.

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