K 2491

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

For and in consideration of the sum of
Ten and 00/100- DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Charles E. Page and wife, Alice Virginia Page,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Robert W. Beachboard and wife, Marie M. Beachboard,

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. 43 on the Map of Washburn Heights as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 43 fronts 100 feet on the south side of Live Oak Road and runs back between lines 135.2 feet on the west line and 120 feet on the east line to a dead line in the rear on which it measures 122.2 feet, said dead line being a broken line.

Being the same property conveyed to Charles E. Page and wife, Alice Virginia Page, by deed from Paul E. Johnson and wife, as of record in Book 2094, page 121, 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 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. Taxes for 1956 have been prorated and assumed by the Grantees.

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 2nd day of February 1956

Charles E Page
Alice Virginia Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles E. Page and wife, Alice Virginia Page
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 2nd day of February 1956
My commission expires 1-1-58 Leola B Russell
Notary Public

WARRANTY DEED
From
Charles E. Page, et ux
86174
To
Robert W. Beachboard, et ux
MEDLIN REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
Feb 1956 A.D.
10 o'clock A M
Recorded in Book 2491 Page 169
Recording Fee $ 1.00
JAMES D. WILSON, Register
By



PG 169