K 2496

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00
ONE AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 24, 1953, executed by James Wilton Beasley, payable to Murphree Mortgage Company, for the original amount of $9200.00, with interest at 4½% per annum, both principal and interest payable $51.14 monthly, beginning August 1, 1953, balance July 1, 1978, and secured by Deed of Trust of record in Book 2206, page 115, Register's Office for Davidson County, Tennessee, said note having since been assigned to Irving Savings Bank of New York, by an instrument of record in Book 2229, page 32, said Register's Office,

we, James Wilton Beasley and wife, Carol J. Beasley,

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD E. BEASLEY AND WIFE, KATHERINE M. BEASLEY 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. 21 on the Plan of Cloverdale Section II and Revision Lots 21 and 22, Section I, as of record in Book 2133, page 58, Register's Office for said County, as follows: BEGINNING at a point in the northwesterly margin of Wanda Drive at the common corner of Lots No. 20 and 21; thence with the margin of said Drive southwesterly 23.4 feet to a monument and continuing with the margin of said Drive, southwesterly along a curve, 223.5 feet to a monument at the corner of Lots 21 and 71; thence northerly with the line between said lots, 121.5 feet to a monument; thence westerly with the line between said lots, 230.5 feet to a monument; thence along the rear of Lot No. 21 northeasterly 173.5 feet to the corner of Lots No. 20 and 21; thence with the line between said lots, southeasterly 372 feet to the point of beginning.
Being substantially the same property conveyed to James Wilton Beasley, by deed from A. & C. Homes, Inc., as of record in Book 2150, page 609; 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 HOWARD E. BEASLEY AND WIFE, KATHERINE M. BEASLEY THEIR heirs and assigns, forever.

And we do covenant with the said HOWARD E. BEASLEY AND WIFE, KATHERINE M. BEASLEY 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 1956 taxes, which the grantees herein assume and agree to pay and as herein above set out.

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 12th day of March, 1956.

James Wilton Beasley
Carol J. Beasley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. D. Richards, a Notary Public in and for said County and State, the within named JAMES WILTON BEASLEY AND WIFE, CAROL J. BEASLEY

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 14 day of March, 1956

Commission expires April 23, 1958

A. D. Richards
Notary Public

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