K 2535

415 Ironwood Drive

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

For and in consideration of the sum of
- - - Ten and No/100 - - - DOLLARS ($ 10.00),

cash in hand paid by James Pitts Vantrease and wife, Nina Christian Vantrease, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said James Pitts Vantrease and wife, Nina Christian Vantrease, have assumed and agree to pay an indebtedness of $10,252.12, which indebtedness is the unpaid balance of one note dated January 25, 1955, in the original principal sum of $10,450.00, and is secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 2375, page 265, Register's Office for Davidson County, Tennessee,

BAYMUS LEE BEATTY and wife, HELEN LUCILLE BEATTY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JAMES PITTS VANTREASE and wife, NINA CHRISTIAN VANTREASE,

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. 11, Cloverhill Subdivision, Section 2, of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 11 fronts 80 feet on the northerly side of Ironwood Drive and runs back between lines 204 feet on the westerly side and 239.8 feet on the easterly side to a line in the rear, measuring 117.2 feet thereon.

Being the same property conveyed to Baymus Lee Beatty and wife, Helen Lucille Beatty, by deed from J. R. Coarsey, Trustee, and H. H. Richardson, of record in Book 2340, page 597, 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 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, except as stated hereinabove, and 1956 taxes which have been assumed by the Grantee herein.

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 19th day of April, 1956

Baymus Lee Beatty

Helen Lucille Beatty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glendon M. Fisher, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Helen Lucille Beatty

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of April, 1956.

My commission expires: 11-3-59

Glendon M. Fisher, Jr.
Notary Public

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