FOR AND IN CONSIDERATION OF THE SUM of Three Thousand ($3,000.00) Dollars, paid in cash, the receipt of which is hereby acknowledged.

I, Montie Peercy Coleman Carver, have bargained and sold, and do hereby transfer and convey unto Jimmie W. H. Beard and wife, Patsy Beard, the following described land in the _____ Civil District of Davidson County, Tennessee:



Being Lot No. 8 on the plan of South Highland Subdivision, as of record in Book 421, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 51 feet 4 inches on the easterly side of the Nolensville Pike and runs back 118 feet on the northerly line and 128 feet on the southerly line to the westerly margin of Carson Street and shows 50 feet on said street.

Being the same property conveyed to Montie Peercy Coleman, now Carver, by deed from O. J. Peercy and wife, Minnie Peercy, of record in Book 1283, page 468, said Register's Office.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Jimmie W. H. Beard and wife, Patsy Beard, their heirs and assigns, forever.

And I covenant with the said Jimmie W. H. Beard and wife, Patsy Beard, that I am lawfully seized of said land, have a good right to convey it, and that it is unencumbered.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said property to the said Jimmie W. H. Beard and wife, Patsy Beard, their heirs and assigns, against the lawful claims of all persons.