BK 2708

30' Guaranty Title Co.

WARRANTY DEED

FROM 64713

Loy Keith Elrod et ux.

TO

B. W. Beachboard et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of DEC A.D. 1957 at 3:33 o'clock P M.
Noted in Book 89 Page 342
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

Compliments of
...ty Title Company
A Division of
...ty Title Insurance Company
...erican Trust Building
W. Cor. Third & Union
...SHVILLE, TENNESSEE

C-14596

WARRANTY DEED

For and in Consideration of the sum of Fourteen Thousand Seven Hundred and no/100 - - - - - - - - - - ($14,700.00) - DOLLARS

of which $1,850.00 has been paid in cash by B. W. Beachboard and wife, Mary E. Beachboard, the receipt of which is hereby acknowledged, and for the remainder the said B. W. Beachboard and wife have assumed and agree to pay the unpaid balance of $12,850.00 of an original indebtedness of $13,200.00 secured by deed of trust executed by Loy Keith Elrod and wife, Nancy S. Elrod, to John W. Murphree, Trustee, of record in book 2528, page 47, Register's Office for Davidson County, Tennessee, which was assigned to Union Dime Savings Bank by an instrument of record in book 2562, page 110, said Register's Office,

We, Loy Keith Elrod and wife, Nancy S. Elrod,

have bargained and sold, and by these presents do transfer and convey unto the said B. W. Beachboard and wife, Mary E. Beachboard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 6th Civil District of said County and State, being lot No. 162 on the Plan of Abbay Hall, Section 2, as of record in book 2331, page 38, Register's Office for said County.
Said lot No. 162 fronts 117.8 feet on the northerly side of Coventry Drive and runs back 327.4 feet on the westerly line and 360.6 feet on the easterly line to a dead line, measuring 119.3 feet thereon.
Being the same real property conveyed to Loy Keith Elrod and wife, Nancy S. Elrod, by deed from Biltmore Homes, Inc., of record in book 2543, page 627, said Register's Office.

This conveyance is made subject to ten-foot easements for public utilities along easterly and northerly lines of premises; 70-foot building set-back line from Coventry Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 38, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Ferriss C. Bailey, Trustee, of record in book 2438, page 108, said Register's Office.

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