K 2741

WARRANTY DEED

For and in consideration of the sum of $3,800.00, Three Thousand Eight Hundred and No/100 Dollars, Joe F. Beasley, Jr. and Charles Clarence Beasley have bargained and sold, and by these presents do transfer and convey unto the said Martha Jenkins Bandy for and during her natural life with the remainder in fee simple to her daughter, Susie Mai Lee Jenkins, and son, James Jenkins, tenants in common, each owning a one-half interest, and to their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being parts of lots No. 8 and No. 10 in John Lumsden's Plan No. 2, as recorded in Book 57 page 116 in the Registers Office of Davidson County, Tennessee to which reference is hereby made. Said property fronts thirty-five feet, more or less, on the west side of Market Street, now 2nd Ave., South, in the City of Nashville, Tenn. and runs back westwardly between parallel lines 118 ft. on the North boundry and 117 ft. on the South boundry to an alley in the rear; being the most Northerly six (6) feet of Lot No. 10 and the southerly 29 feet of Lot No. 8 in John Lumsden's plan No. 2 as above. This property is known as No. 1309 2nd Ave., South, and is the property which was transferred by Stella Rich, Trustee, to Charles Beasley and Queen Beasley by deed of record in Book 767 page 308 R. O. D. C., to which reference is made for Water Provisions, and being the same land which was conveyed by Queen Beasley to Fannie Beasley of record in Book 1101 Page 222, Register's Office of Davidson County, Tennessee. The said land being conveyed to Joe F. Beasley, Jr. and Charles Beasley by Will of Fannie Beasley, deceased, of record in Will book 70 page 24, in the office of the Clerk of the County Court, of 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 said Martha Jenkins Bandy, etc., her heirs and assigns, forever. And we do covenant with the said Martha Jenkins Bandy, etc. that we are lawfully seized and possessed of the said land in fee simple, and have a good right to convey it, and the same is unencumbered. And Joe F. Beasley, Jr. and Charles Beasley do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Martha Jenkins Bandy, etc., her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand and seal this 28th day of Feb, 1958.

Joe F Beasley Jr.

Charles C. Beasley

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