K 2749

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Two Hundred and No/100 ----------
----------$12,200.00 ---------- DOLLARS
Cash in hand paid by Harold E. Beerman, Jr. and wife, Ruby E. Beerman, the receipt of which is hereby acknowledged,

RADNOR LUMBER COMPANY,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said Harold E. Beerman, Jr. and wife, Ruby E. Beerman

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 277 on the Map of Whispering Hills, Section II-B, as of record in Book 2331, page 155, Register's Office for said County.
Said Lot No. 277 fronts 172.8 feet on the southerly side of Southcrest Drive and runs back 264.1 feet on the westerly line and 270.1 feet on the easterly line, to a dead line in the rear, measuring 112 feet thereon.
Being part of the property conveyed to Radnor Lumber Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 2698, page 141, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold E. Beerman, Jr. and wife, Ruby E. Beerman their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Harold E. Beerman, Jr. and wife, Ruby E. Beerman that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And Radnor Lumber Company do/~~es~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Harold E. Beerman, Jr. and wife, Ruby E. Beerman their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF RADNOR LUMBER COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer, on this 20th day of May, 1958.
~~Witness~~

RADNOR LUMBER COMPANY

By: Sam F. Coleman
Sam F. Coleman, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office, this _____ day of _____, 19

Commission expires _____ Notary Public

PG 275