K 2752

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

For and in consideration of the sum of $12,750.00
Twelve thousand seven hundred and fifty---------- DOLLARS ($ 12,750.00),
cash in hand paid the receipt of which is hereby acknowledged,

Hugh M. Blackwell and wife, Willie Mae Blackwell

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Robert Lee Beason and wife, Hazel Beason

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. 19 on the Map of D. B. Blakemore's Subdivision of Lawrence Lawn, of record in Book 161, page 165, Register's Office for said County.

Said Lot No. 19 fronts 58½ feet on the east side of 15th Avenue South and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Hugh M. Blackwell and wife, Willie Mae Blackwell, by deed from Robert E. Dunaway and wife, of record in Book 2546, page 87, 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.

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 11th day of June, 195-

Hugh M. Blackwell
Willie Mae Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Hugh M. Blackwell, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at [illegible], Tennessee, this, the 11th day of June, 195-

My commission expires:

Notary Public
EULA JACKSON, Notary Public
My Commission Expires Feb. 8, 1959

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