For and in consideration of the sum of $10.00- -
- - - - - - - - - - - - - - - - TEN AND NO/100- - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations,

receipt of which is hereby acknowledged,

I, Florence Moran Beyer, widow

have bargained and sold, and by these presents do transfer and convey unto the said

BROOKS S. FITZPATRICK AND WIFE, ETHEL FITZPATRICK

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

Being Lot No. 4 on the Map showing division among the Heirs, of the land owned by P. J. Moran on the Goodlettsville Pike, as surveyed by Erle Drake, County Surveyor, December 17, 1927, not of record, described as follows:
BEGINNING at a point in the middle of the Goodlettsville Pike 1126.2 feet northwardly from the southwest corner of the Moran Land, being the northwest corner of Lot No. 3; running thence north 69-3/4° east 1123 feet to a stake; thence south 86½° east 1302 feet to a stake; thence north 3½° east 244.4 feet to a stake; thence north 86½° west 1685 feet to a stake; thence south 69-3/4° west 889 feet to a point in the middle of the Goodlettsville Pike; thence with said Pike south 22-3/4° east 375.4 feet to the beginning, containing 17.08 acres.
Being the same property conveyed to FLORENCE MORAN BEYER, by deed from Earl J. Moran, et al, of record in Book 805, page 495, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick their heirs and assigns, forever.

And I do covenant with the said Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick that I am 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 pro-rated and assumed by the grantees herein.

And I, the grantor, herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th. day of December, 1958

Florence Moran Beyer

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Florence Moran Beyer the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th. day of December, 1958

Commission expires May 14, 1960

Jno. C. Jeffords Notary Public State-at-Large

G-126804 mlc

Warranty Deed

FROM 9998

FLORENCE MORAN BEYER

To

BROOKS S. FITZPATRICK ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 DEC A.D. 1958
at 2:44 o'clock
Noted in Book Page 750
Recorded in Book Page
Recording fee $2.00
JAMES P. WILSON, Register

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