BK 2910

**WARRANTY DEED**

**For and in consideration of the sum of** ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Robert C. Beasley,Jr., and wife, Gene N. Beasley

have bargained and sold, and by these presents do transfer and convey unto the said John B. Spears and wife, Evelyn C. Spears, 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. 66 of Section "A" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 68, Register's Office for said County.

Said lot No. 66 fronts 53 feet on the westerly margin of Cleves Street and runs back between parallel lines, 87.9 feet to the easterly margin of lot No. 72, measuring 53 feet thereon.

Being the same real property conveyed to Robert C. Beasley,Jr., and wife, Gene N. Beasley, by deed from John Dyer and wife, dated May 5, 1959, filed May 7, 1959, and recorded in book 2904, page 305, said Register's Office.

This conveyance is made subject to restrictions of record in book 1712, page 211, and in book 2447, page 151, Register's Office, Davidson County, Tennessee, and public utility easement along rear line of premises for water, sewer, electric and/or telephone lines and cables, as shown on plan in book 1424, page 68, and in book 1712, page 211, Register's Office for Davidson County, Tennessee, and easement of record in book 626, page 556, Register's Office for Davidson County, Tennessee, and easements of record in book 662, page 743, 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 said John B. Spears and wife, Evelyn C. Spears, their heirs and assigns, forever.

And we do covenant with the said John B. Spears and wife, Evelyn C. Spears, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Robert C. Beasley, Jr., and wife, Gene N. Beasley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John B. Spears and wife, Evelyn C. Spears, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 8th day of June, 19 59.

Robert C. Beasley, Jr.

Gene N. Beasley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County, the within named Robert C. Beasley,Jr., and Gene N. Beasley

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

Witness my hand and official seal at office, this 10th day of June, 19 59.

HUGH J. BRADLEY NOTARY PUBLIC TENNESSEE

Commission expires April 23, 1963.

Hugh J. Bradley
Notary Public

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