BK 2965

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------- One ($1.00) -------
---------- DOLLARS
and other good and valuable considerations, receipt of which is hereby acknowledged, I, ELIZABETH BEARD, a widow, reserving to myself a life estate in the property hereinafter conveyed,

~~_____~~ have bargained and sold, and by these presents do transfer and convey unto the said H.M. Beard, Jr. and Mary Elizabeth Beard, children of my late husband ~~_____~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: H.M. Beard, Sr., in equal shares, their heirs and assigns, the remainder in fee, subject only to the life estate reserved to myself, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 13th, formerly the 25th, Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, December 23, 1947, and June 10, 1949, as follows:
Beginning at a point in the northerly margin of U.S. Highway No. 43 at the intersection of the northerly margin of said Highway and the western boundary line of the property conveyed to R. D. Hyde; thence with the western boundary line of the said Hyde property, north 20° 13' west 1570 feet to a point and north 21° 12' west 522.3 feet to the center of Back Creek; thence with the center of Back Creek, south 53° 02' west 336.3 feet to a point, south 62° 08' west 451.1 feet to a point, and south 37° 39' west 171.6 feet to a point in the eastern boundary line of a tract of land conveyed to Douglas McDonald; thence with the eastern boundary line of said McDonald's property, south 22° 11' east 583.4 feet to a point and south 19° 29' east 1053 feet to the northwest corner of another tract of land conveyed to Douglas McDonald; thence with the northern boundary line of the property owned by McDonald and H.M. Beard, north 62° 06' east 444 feet to Beard's northeast corner; thence with the eastern boundary line of said Beard's tract of land, south 19° 22' east 327 feet to a point in the northerly margin of said Highway; thence with the northerly margin of said Highway, north 62° 06' east 486 feet to the beginning, containing 39 acres, more or less.

Being the same property conveyed to H.M. Beard, Sr., et ux, by deed from Samuel Foster, et al of record in Book 1756, page 126, Register's Office for Davidson County, Tennessee, the said H. M. Beard, Sr. having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H.M. Beard, Jr. and Mary Elizabeth Beard, their heirs and assigns, forever.

And I do covenant with the said H.M. Beard, Jr. and Mary Elizabeth Beard 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.

And I, Elizabeth Beard, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. M. Beard, Jr. and Mary Elizabeth Beard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand & this 6 day of Oct, 1959.

Elizabeth Beard

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