BK 3033

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN and No/100 ($10.00) **DOLLARS** cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Edward Clive Anderson and wife, Ruby H. Anderson, **have bargained and sold, and by these presents do transfer and convey unto the said** Elmus Mason and wife, Jean A. Mason, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the southerly 34 feet of Lot No. 2 and the northerly 26 feet of Lot No. 3 on the Plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front together 60 feet on the westerly side of Scott Avenue and run back between parallel lines 217½ feet, more or less, to an alley.

Being the same property conveyed to Edward Clive Anderson and wife, Ruby H. Anderson, by deed from Mary Nash, of record in Book 2908, page 329, 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 Elmus Mason and wife, Jean A. Mason, their **heirs and assigns, forever.**

And we **do covenant with the said** Elmus Mason and wife, Jean A. Mason, **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.,** except 1960 taxes which are prorated and assumed by the grantees.

And we, Edward Clive Anderson and wife, Ruby H. Anderson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Elmus Mason and wife, Jean A. Mason, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17 **day of** March, 1960

Edward Clive Anderson

Ruby H. Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha S. Mayo, **a Notary Public in and for said County and State, the within named** Edward Clive Anderson and wife, Ruby H. Anderson, **the bargainor** s **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 17 **day of** March, 1960

Commission expires, August 7, 1962

Martha S. Mayo
Notary Public

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