90880

WARRANTY DEED

FROM

KIRBY CLIFTON, JR., ET UX

TO

HENRY L. BEARD, ET UX

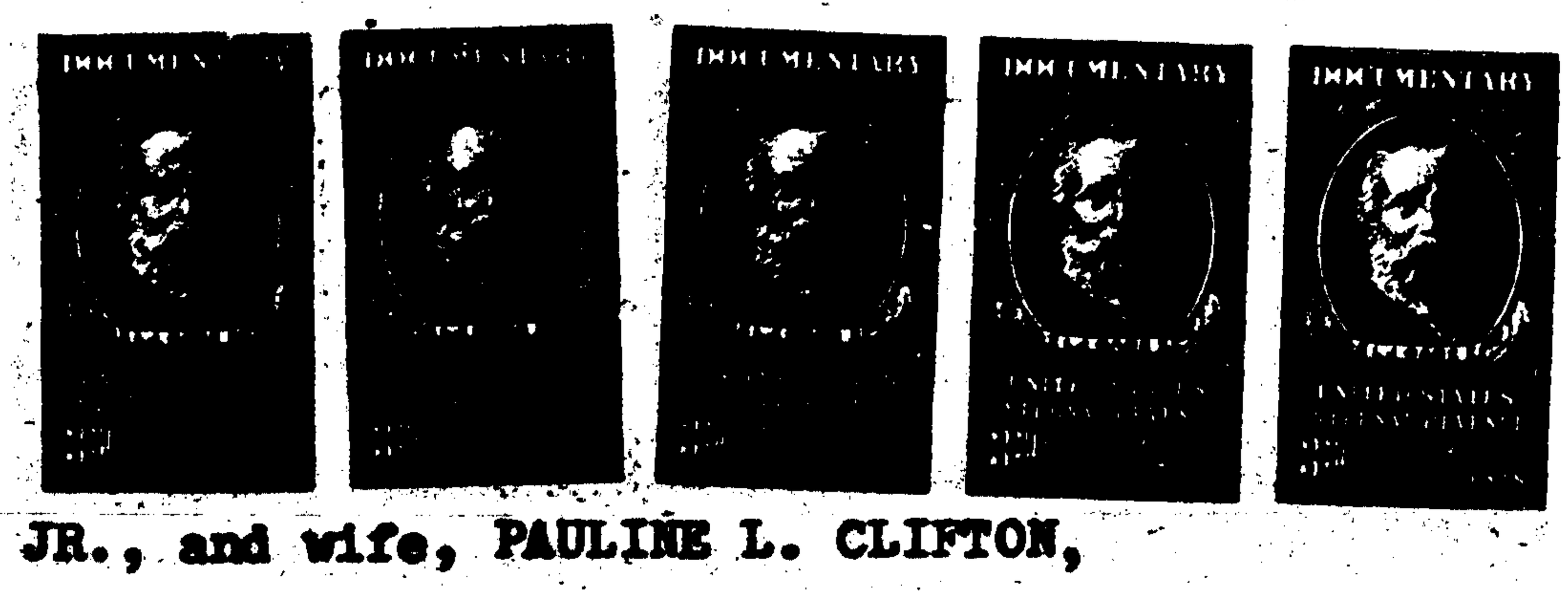
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JUN A.D. 1960 at 10:47 o'clock
Noted in Book 3097 Page 389
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___

Earl Thompson, Attorney
508 Nashville Trust Bldg.
Nashville 3, Tennessee
Telephone AL5-7794

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS cash in hand paid by Henry L. Beard and wife, Laura F. Beard, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;



We, KIRBY CLIFTON, JR., and wife, PAULINE L. CLIFTON, have bargained and sold, and by these presents do transfer and convey unto the said HENRY L. BEARD and wife, LAURA F. BEARD, 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. 21 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for said County.
Said lot fronts 100.69 feet on the easterly side of Clifton Court and runs back 143.2 feet on the north line and 125 feet, more or less, on the south line to a dead line in the rear on which it measures 82.9 feet.
Being part of the property conveyed to Kirby Clifton, Jr., and wife, Pauline L. Clifton, by deed from Ted Thacker and wife, of record in Book 3026, page 299, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Such restrictions as may appear in the deed to the purchaser."

"The recorded plan shows a 40-foot set-back line from Clifton Court and a 10-foot easement for public utilities along the east rear line."

Taxes for the year 1960 have been pro-rated, based on 1959 taxes, therefore, all the 1960 taxes will be paid by the grantees herein, Henry L. Beard and wife, Laura F. Beard.