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

... in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the hereinafter named GRANTEE assumes and agrees to pay $4,838.25 representing the unpaid principal balance of an original indebtedness of $5,770.00 executed by Carl J. Beard and wife, to Herschel Greer, Trustee, by instrument of record in Book 1892, page 383, Register's Office for Davidson County, Tennessee. By instrument of record in Book 1926, page 469, R.O.D.C., Tenn., the above debt was assigned to The Mutual Benefit Life Insurance Company.

WE: CARL J. BEARD and wife, IRENE BEARD

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

POSEY JENKINS (widow), her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:- Being Lot No. 2, Block 7, on the Plan of Yarbrough's Subdivision of ..., of record in Book 7, page ..., Register's Office for said County.

Said lot fronts ... on the ... side of Grantland Avenue and runs back ... to an alley.

Being the same property conveyed to Carl J. Beard and wife, Irene Beard, by deed from ... Savings and Loan Company, of record in Book 2038, page 579, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we do covenant with the said GRANTEE 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 as recited above.

And we, the GRANTORS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th. day of JANUARY, 1961

Carl J. Beard

Irene Beard

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [signature], a Notary Public in and for said County and State, the within named Carl J. Beard and wife, Irene Beard

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 Nashville, Tennessee, this 11th day of JANUARY, 1961

Commission expires April 28, 1963

[signature]
Notary Public

21695

Warranty Deed

FROM

Carl J. Beard, et ux

TO

Posey Jenkins (widow)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JAN A.D. 1961
at 2:58 o'clock P M.
Noted in Book 72 Page 728
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register
...

DOCUMENTARY

PLEASE FILE