K 3221

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN & NO/100---------- DOLLARS ($10.00), Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we

James M. Foster and Clyde Hardcastle

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. A. Beasley, Jr. and wife, Bedelia C. Beasley

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 26½ feet of Lot No. 10 and the southerly 23½ feet of Lot No. 11 on the plan of Edgewood, as of record in Book 332, page 73, Register's Office for said County.

Said parts of lots Nos. 10 and 11 front together 50 feet on the easterly side of the Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to James M. Foster and Clyde Hardcastle by deed from Ella B. Street and Horace L. Street, of record in Book 3217, page 568, 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 Grantee, his heirs, successors and assigns, forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, having a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of April, 19 61

James M. Foster

Clyde Hardcastle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie C. Claxton, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Foster and Clyde Hardcastle

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 Nashville, Davidson County, Tennessee, this, the 27th day of April, 19 61.

My commission expires: July 24, 1963.

Notary Public

WARRANTY DEED
From James M. Foster and Clyde Hardcastle
To W. A. Beasley, Jr. and wife Bedelia C. Beasley

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2 MAY 52 Noted in Recording



NASHVILLE TITLE

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