K 3221

For and in consideration of the sum of TEN & NO/100----------
----------($10.00)---------- DOLLARS
cash in hand and other good and valuable considerations paid by John M. Groves and wife Neomia I. Groves, the receipt of which is hereby acknowledged.

Lee Beaty, An Unmarried Man

I/ ~~We~~ have bargained and sold, and by these presents do transfer and convey unto the said John M. Groves and wife Neomia I. Groves

~~their~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of the Revised Subdivision of a part of the L. M. Ezell 12.11 acre tract, of record in Book 1130, page 5, Register's Office for said County.

Said lot fronts 50 feet on the south side of Douglas Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lee Beaty and wife, Mable A. Beaty, by deed from Frank Fisher and wife, of record in Book 2490, page 311, 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 John M. Groves and wife Neomia I. Groves their heirs and assigns, forever.

And I do covenant with the said John M. Groves and wife Neomia I. Groves 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, Lee Beaty, an unmarried man do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Groves and wife Neomia I. Groves their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of May, 19 61

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Lee Beaty, an unmarried man

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of May, 19 61

Commission expires Jan. 30, 1965

Notary Public

37066

WARRANTY DEED

FROM

LEE BEATY, an unmarried man,

TO

JOHN M. GROVES AND WIFE, NEOMIA I. GROVES

Filed: Eastern Realty Co.
Register's Office

RELEASE PUT IN FILE. TITLE 956, 801

STATE OF TENNESSEE, DAVIDSON COUNTY

Received for record this 1st day of MAY A.D. 1961 at 3:02 o'clock P.M. and duly recorded in Book 4178 Pages 277

Recording Fee $1.00

JAMES P. WILSON, Register

By [illegible] D.C.

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