K 3278

WARRANTY DEED

For and in consideration of the sum of Three Hundred and No/100 ($300.00) ---------- *DOLLARS*

to us cash in hand paid by Thomas C. Beatty and wife, Carrie J. Beatty, the receipt of which is hereby acknowledged, We, Alexander Jones and wife Jessie Jones

have bargained and sold, and by these presents do transfer and convey unto the said Thomas C. Beatty and wife, Carrie J. Beatty

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

Being Lot No. 29 and the easterly 10 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Lands, of record in Book 547, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the easterly 10 feet of Lot No. 30 of said subdivision adjoin and front together 60 feet on the north side of Drake Avenue and run back between parallel lines, 193 feet to an alley in the rear on which they measure 60 feet.

Being the same property conveyed to Alexander Jones and wife, Jessie Jones, by deed from Thomas C. Beatty and wife, Carrie J. Beatty (Carrie J. Beatty and Carrie Z. Beatty being one and the same person), by deed from Thomas C. Beatty and wife, Carrie J. Beatty, of record in Book 2153, page 35, 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 Thomas C. Beatty and wife, Carrie J. Beatty, their *heirs and assigns, forever.*

And we *do covenant with the said* Thomas C. Beatty and wife, Carrie J. Beatty *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.*

And we, the said Alexander Jones and wife, Jessie Jones *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas C. Beatty and wife, Carrie J. Beatty their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 31st *day of* August, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alexander Jones

Jessie Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. W. Van Hoose, *a Notary Public in and for said County and State,* Alexander Jones, and wife Jessie Jones

the within named 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, Tennessee, *Tennessee, this* 1st *day of* Aug., *19* 61.

M. W. Van Hoose *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Commission expires) 2-1-1965

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