K 3282

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND No/100 DOLLARS

cash in hand paid by Bob Beckham and wife, Shirley W. Beckham

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Jerald Peiser, Euegene Peiser and Alvin D. Garfinkel, doing business as Sterling Homes,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 488 on the Plan of Section 7, Sunset View of record in Book 2900, page 109, Registers Office for said County,

BEGINNING at a point in the westerly margin of Cabin Hill Road at the corner of Lots 487 and 488; thence with the line between said lots southwesterly 225 feet to a point thence southeasterly 125 feet to the northerly margin of Fairbrook Drive; thence with the margin of the same, northeasterly 205 feet to the beginning of a curve; thence around said curve, northerly 31.42 feet to the westerly margin of Cabin Hill Road; thence with the margin of the same northwesterly 105 feet to the point of beginning.

Being part of the property conveyed to Jerald Peiser, Eugene Peiser and Alvin D. Garfinkel, doing business as Sterling Homes, by deed from Herman McCallum, unmarried of record in Book 3162, page 537, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3129, page 387; and to the easements and limitations shown on the Map of record in Book 2900, page 109, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of September, 19 61

Alvin D. Garfinkel

Jerald Peiser

Euegene Peiser

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. A. Buchman, a Notary Public in and for said County and State, the within named Jerald Peiser, Eugene Peisef and Alvin D. Garfinkel

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 22nd day of September, 1961.

Commission expires May 27, 1964

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM 60352

JERALD PEISER, EUGENE PEISER AND ALVIN D. GARFINKEL, DOING BUSINES STERLING HOMES

To

BOB BECKHAM ET UX

$ 100.00

(MURFREESBORO OFFICE)

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 27 day of SEP A.D. 1961 at 2:12 o'clock P.M.
Noted in Book 22 Page 286
Recording Fee $2.00
Recorded in Book Page
JAMES P. WILSON, Register

DOCUMENTARY

PG 401