K 3308

WARRANTY DEED

For and in consideration of ($10.00)... Ten and 00/100 Dollars cash in hand paid by Vernon H. Beard and wife, Ora C. Beard and other good and valuable considerations, the receipt of which is hereby acknowledged, YORK CONSTRUCTION COMPANY, a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto the said Vernon H. Beard and wife, Ora C. Beard their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot. No. 66 on the Plan of Larkwood Subdivision, of record in Book 2900, page 144, Register's Office for Davidson County.

Said Lot #66 fronts 82.12 feet on the southerly side of Shacklett Drive and extends back 188.86 feet on the westerly line and 198.07 feet on the easterly line to a broken line in the rear on which it measures 145.55 feet thereon.

Being part of the same real property conveyed to York Construction Company by deed from Leora G. Smith, of record in Book 3158, page 279, Register's Office for said county.

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Vernon H. Beard and wife Ora C. Beard, their heirs and assigns, forever.

And YORK CONSTRUCTION COMPANY does covenant with the said Vernon H. Beard and wife, Ora C. Beard that it is lawfully seized and possessed of said land in fee sinple; have a good right to convey it, and the same is unencumbered except for the 1961 taxes which have been prorated and assumed by the grantee(s) herein named.

And YORK CONSTRUCTION COMPANY does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Vernon H. Beard and wife, Ora C. Beard, their heirs and assigns against the claims of all persons, whomsoever.

In witness whereof, YORK CONSTRUCTION COMPANY has caused this instrument to be executed by its duly authorized officers, this the 26 day of October 1961.

YORK CONSTRUCTION COMPANY

Attest:

Alfred Pinkelstein, Secy.- Treas.

Sidney Averbuch, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [signature], a Notary Public of the State and County aforesaid, personally appeared Sidney Averbuch with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the YORK CONSTRUCTION COMPANY, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this the 26th day of October 1961.

My commission expires 5-22-64

Notary Public

11950

6555

YORK CONSTRUCTION CO.

TO

VERNON H. BEARD AND WIFE
ORA C. BEARD

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 30 day of Oct A.D. 1961
at 2:10 P.M.
and duly recorded
in Book 3308 page 194
JAMES C. JACKSON, Register



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