BK 3368

33500

APPROVED AS TO LEGALITY
THIS 23rd DAY OF March
BY [illegible]

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00
---TEN AND NO/100--- **DOLLARS**

Cash paid by E. M. Haywood and Wife, Georgia M. Haywood, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, James P. Beattie and Wife, Matilda Beard Beattie

have bargained and sold, and by these presents do transfer and convey unto the said E. M. Haywood and Wife, Georgia M. Haywood

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 the Westerly 145 feet of the easterly 160 feet of the southerly part of Lot No. 6 on the Map of E. L. Hampton's Subdivision called "Hillsboro Heights" not of record and described according to a survey by T. K. Sanford, dated March 7, 1952, as follows:

Beginning at an iron pin in the southerly margin of Golf Club Road, said point being 308 feet westerly from the center line of 28rd. Avenue South, said point also being 5 feet west of the dividing line between Lots Nos. 5 and 6 on said Plan; thence southerly parallel to and 5 feet west of said dividing line, 342.7 feet more or less, to an iron pin in the northerly line of Lot No. 10 on said Plan; thence with the line between Lots Nos. 9 and 10, westerly 145 feet to an iron pin; thence northerly 338.5 feet more or less to an iron pin in the southerly margin of Golf Club Road; thence with the margin of the same, easterly 145 feet to the beginning.

Being the same property conveyed to James P. Beattie and Wife, Matilda Beard Beattie, by deed from Joseph J. Connor and Wife, of record in Book 1167, page 247, 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 E. M. Haywood and Wife, Georgia M. Haywood their **heirs and assigns, forever.**

And We **do covenant with the said** E. M. Haywood and Wife, Georgia M. Haywood **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,** except 1953 Taxes which have been pro-rated and Purchaser will pay when due.

And We, James P. Beattie and Wife, Matilda Beard Beattie **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** E. M. Haywood and Wife, Georgia M. Haywood, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 23rd. **day of** March, 19 53

James P. Beattie

Matilda Beard Beattie

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