BK 3403

WARRANTY DEED — ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate as tenants by the entirety

We, Donald V. Beason and wife, Patricia Shipp Beason,

have bargained and sold, and by these presents do hereby transfer and convey unto Robert E. Baker, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, Donelson Hills Subdivision, Davidson County, Tennessee, of record in Book 2331, page 23, Register's Office for said County.

Said Lot No. 10 fronts 90 feet on the westerly side of Donelson Hills Drive and runs back between lines 142.2 feet on the northerly line and 216.0 feet on the southerly line to a dead line in the rear on which it measures 115.3 feet.

Being the same property conveyed to Donald V. Beason, a single person, by deed from John B. Speight, Jr. and wife, Sara S. Speight, of record in Book _____, page _____, Register's Office, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Robert E. Baker, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Donald V. Beason and wife, Patricia Shipp Beason, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Baker, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Robert E. Baker, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Donald V. Beason and wife, Patricia Shipp Beason,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Donald V. Beason and wife, Patricia Shipp Beason, their heirs and assigns, forever.

And I do covenant with the said Donald V. Beason and wife, Patricia Shipp Beason, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Robert E. Baker, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Donald V. Beason and wife, Patricia Shipp Beason, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of July, 1962.

Donald V. Beason

Patricia Shipp Beason

Robert E. Baker
Trustee.

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