K 3499

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $ 1.00
One and No/100---------- DOLLARS
cash in hand paid by Carl J. Beard and wife, Irene Beard

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, BLUE RIBBON HOMES, INC.

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:

Land in the 5th Civil District of Davidson County, Tennessee, being part of the Dickinson Farm, as conveyed to S. L. Felts, Jr., by deed of record in book 2145, page 481, Register's Office for said County, and being TRACTS 6 and 7 on the Plan of the Subdivision of the L. F. Jones, et al's Tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, dated November 4, 1953, as follows:
Beginning at a point in the centerline of Pettus Road, at the center of Tracts 5 and 6; thence with the line between said Tracts, South 4 deg. West 595 feet to a point; thence North 87 deg. 30' West 352.1 feet to the corner of the Colton Land; thence with Colton's line, North 11 deg. 30' East 631.5 feet to the centerline of Pettus Road; thence with the centerline of the same, South 82 deg. 30' East 261.2 feet to the point of beginning, containing 4.38 acres, more or less.
Being the same property conveyed to BLUE RIBBON HOMES, INC. by deed recorded in Book 3434, Page 307, Register's Office, 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 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 7 day of January, 1963

BLUE RIBBON HOMES, INC.
J.B. Guttman, Pres.

CORPORATE ACKNOWLEDGEMENT
(For Use of Corporations Only)

STATE OF Tennessee
COUNTY OF Davidson

Before me, G.Richard Felts a Notary Public within and for the State and County aforesaid, personally appeared J.B. Guttman and _____, with whom I am personally acquainted and who upon oath acknowledged {himself} to be the President respectively of the Blue Ribbon Homes, Inc. the within named bargainor, a corporation, and that {he} as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J.B. Guttman as President and _____ attested the same.

WITNESS my hand and official seal at office at Hendersonville, Tenn. on this the 7th day of January, 1963

My commission expires My Commission Expires FEB. 27, 1963

G. Richard Felts
Notary Public

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