BK 3533

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Nolen Beard and wife, Etta Marie Beard,

have bargained and sold, and by these presents do transfer and convey unto the said James Lee Stewart and wife, Mary Stewart,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 6 on the Map of L. T. Steven's Subdivision of Lots Nos. 110 to 114 inclusive, and 133 to 135 inclusive, of Lindsley Home Place, as of record in Book 547, page 101, Register's Office for said County.

Said Lot No. 6 fronts 45 feet on the westerly side of South 15th Street and runs back 136 feet on the north line and 135 feet on the south line to an alley and shows 45 feet on said alley.

Being the same property conveyed to John Nolen Beard and wife, Etta Marie Beard, by Deed from James Lee Stewart and wife, Mary Stewart, of record in Book 2746, page 202, 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 James Lee Stewart and wife, Mary Stewart, their heirs and assigns forever.

And we do covenant with the said James Lee Stewart and wife, Mary Stewart, 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.

And we, John Nolen Beard and wife, Etta Marie Beard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Lee Stewart and wife, Mary Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of April, 1963

John Nolen Beard

Etta Marie Beard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. Willard Oliphant, a Notary Public in and for said County and State, the within named John Nolen Beard and wife, Etta Marie Beard,

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 office, this 10th day of April, 1963

Commission expires August 11, 1964

T. Willard Oliphant
Notary Public

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