K 3574

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TWO HUNDRED AND NO/100 ($200.00) DOLLARS cash in hand paid, the receipt of all of which is hereby acknowledged

I, Leroy Davis, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Foster F. Beasley and wife, Frances R. Beasley, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 85 feet of Lot No. 65 in the Bransford Realty Company's Subdivision of the Edgar Jones Homes Place, the plan of which is of record in Book 421, page 7, Register's Office for said County.

Said part of Lot No. 65 fronts 65 feet on the north margin of an alley and extends back between parallel lines 85 feet, more or less, to a dead line.

Being part of the same property conveyed to Leroy Davis, Trustee, by deed from Victor Harold Ellis and wife, Gladys Lorlene Ellis of record in Book 741, page 559, 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 Foster F. Beasley and wife, Frances R. Beasley, their heirs and assigns, forever.

And I do covenant with the said Foster F. Beasley and wife, Frances R. Beasley that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Leroy Davis, Trustee, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Foster F. Beasley and wife, Frances R. Beasley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11th day of June, 1963

L. Leroy Davis Trustee

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