K 3616

For and in consideration of the sum of ($10.00)

Ten and No/100 DOLLARS

cash in hand paid by Kenneth P. Beller and wife, Essie M. Beller

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Robert C. Beauchamp, Jr., and wife, Lynn Beauchamp

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 Davidson County, Tennessee, being Lot No. 49 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said lot fronts 201.8 feet on the northwesterly side of Duncanwood Drive as measured around a slight curve, and runs back 129.4 feet on the northerly line and 190.5 feet on the southwesterly line to a dead line in the rear on which it measures 76 feet. This property is improved and known as 1122 Duncanwood Drive, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Ave., No., Nashville 3, Tennessee.

Being the same property conveyed to Robert C. Beauchamp, Jr., and wife, Lynn Beauchamp, by deed from Donald E. Wilhelm and wife, as of record in Book 2718, page 527, 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 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 30th day of August, 19 63

Robert C. Beauchamp, Jr.

Lynn Beauchamp

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Leslie E. Kidwell Jr, a Notary Public in and for said County and State, the within named Robert C. Beauchamp, Jr. and wife, Lynn Beauchamp

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 Nashville, Tennessee, this 30th day of August, 1963.

Leslie E. Kidwell Jr
Notary Public.

My commission expires [illegible], 1967

TENNESSEE TITLE COMPANY

Warranty Deed

From

8350

ROBERT C. BEAUCHAMP, JR.

WIFE, LYNN BEAUCHAMP

To

KENNETH P. BELLER AND WIFE

ESSIE M. BELLER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record

at 1:45 o'clock P.M.

Sept 15, 1963

Recorded in Book 1424 Page 139

Recording Fee $ 2.00

Register

TENNESSEE TITLE COMPANY

NASHVILLE, TENNESSEE

Home Office

TITLE INSURANCE CORPORATION

Richmond, Virginia

15,190

G 10