BK 3674

PG 301

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

Ten and no/100 DOLLARS

and other good and valuable considerations, cash in hand paid by James M. Beasley and wife, Frances E. Beasley, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive Covenants of record in Book 3460, page 484, Register' Office for Davidson County, Tennessee.

STATE TAX $ 2.75
PROBATE .50
TOTAL $ 2.25

JAN 14 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Elrod Construction Company, has bargained and sold, and by these presents do transfer and convey unto the said James M. Beasley and wife, Frances E. Beasley

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. 24 on the Map of Section IV, Southlake Subdivision, of record in Book 3300, page 85, Register's Office for said County.

Said Lot No. 24 fronts 83.0 feet on the north side of Lake Park Drive and extends back between lines 204.76 feet on the east line and 197.75 feet on the west line to a dead line, in the rear, on which it measures 84.84 feet.

Being part of the same property conveyed to Elrod Construction Company, by deed from Ervin M. Entrekin, Trustee, of record in Book 3533, page 565, 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 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 13th day of January, 1964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ELROD CONSTRUCTION COMPANY
BY: Clarence Elrod
Clarence Elrod. President.

*Before me,* Phillip E. Cole, *a Notary Public of the State and County aforesaid, personally appeared* Clarence Elrod, *with whom I am personally acquainted, and who, upon oath, acknowledged* his *self to be* President *of the* Elrod Construction Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* his *self as* Clarence Elrod

*Witness my hand and seal, at office in* Nashville, Tennessee

*this* 13th *day of* January, *19*64

Phillip E. Cole
*Notary Public*

*My Commission Expires* April 26, 1965

Warranty Deed

From 8037

Elrod Construction Company

To

James M. Beasley, et ux

Filed for record JAN 14 1964 at 10:15 o'clock A.M.
Recorded in Book 1047 Page 672
Recording Fee $ 2.00

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

FILE: FIRST AND MID-SOUTH MORTGAGE COMPANY

16500