TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00, TEN and NO/100 - DOLLARS

cash in hand paid by CARL J. CRAIN and wife, BETTY F. CRAIN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

VENNIE G. BEASLEY and wife, RUTH T. BEASLEY

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:

BEING Lot No. 298 on the Map of the Resubdivision of part of Belmont Land Company's Subdivision, as of record in Book 421, page 71, Register's Office for said County.

Said Lot fronts 69.3 feet on the north side of Ashwood Avenue and runs back between lines, 150 feet on the east line and 150.4 feet on the west line, along the east margin of 15th. Avenue South, to an alley, on which it measures 81.3 feet.

BEING the same property conveyed to Vennie G. Beasley and wife, Ruth T. Beasley, by deed from Fred Wilson Noe and wife, as of record in Book 2332, page 81, said Register's Office.

Improved property: 1410 Ashwood Avenue, Nashville, Tennessee
TAX PARCEL NO. W22-9895

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 27th. day of MAY, 1964

Vennie G. Beasley
Ruth T. Beasley

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, James T. Patterson, a Notary Public in and for said County and State, the within named VENNIE G. BEASLEY and wife, RUTH T. BEASLEY

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

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 27th. day of MAY, 1964

Commission expires 9 Feb 65

James T. Patterson
Notary Public.

Warranty Deed

FROM

Vennie G. Beasley, et ux

To

Carl J. Crain, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record 1st day of JUN A.D. 1964 at 2:29 o'clock P M.
Noted in Book 105 Page 35
Recorded in Book [illegible] Page [illegible]
$ 2.00

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Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001