BOOK 4204 PAGE 343

This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-719 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Beasley, Jr. and wife Katherine R. Beasley	Same	Parcel No.
226 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	(NAME: / STREET ADDRESS)	7DA-3495
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00) ----------
---------- DOLLARS
and other good and valuable considerations, paid to the undersigned by Earl Beasley, Jr. and wife, Katherine R. Beasley, receipt of which is hereby acknowledged, we, Russell A. Fraser and wife, Eleanor P. Fraser,

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 42,500.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me this the 4th day of January, 1968.

Notary

have bargained and sold, and by these presents do transfer and convey unto the said Earl Beasley, Jr. and wife, Katherine R. Beasley, their

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

Two tracts or parcels of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being the southerly 175 feet of Lot No. 3 and the northerly 25 feet of Lot No. 4 on the Revised Plat of Re-subdivision for Mrs. Clara Waller of Lots Nos. 4, 5, 6, 9, 10, 11, 14 and 15 on the Map of Ensworth, as shown on Plat Book 161, pages 136 and 137, Register's Office for said County, and said Re-subdivision for Mrs. Claude Waller is shown on Plan Book 421, page 175, Register's Office for said County, and being more particularly described as follows:

Beginning in the center of Ensworth Avenue at a point 425 feet southerly from the center of Woodlawn Avenue, and running thence easterly and parallel with the center of Woodlawn Avenue, 566 feet to the center of Oaklawn Avenue (now closed); thence southerly, with the center of Oaklawn Avenue (now closed), 200 feet to a point; thence westerly and parallel with the center of Woodlawn Avenue, 566 feet to the center of Ensworth Avenue; thence northerly, with the center of Ensworth Avenue, 200 feet to the point of beginning.

TRACT NO. 2: Being the southerly 50 feet of the northerly 125 feet of Lot No. 3 on the Revised Plan of Mrs. Claude Waller's Re-subdivision of certain lots on the Map of Ensworth, as of record in Book 421, page 175, Register's Office for said County, described as follows:

Beginning in the center of Ensworth Avenue, at a point 375 feet south of the center line of Woodlawn Avenue; thence eastwardly and parallel with the center line of Woodlawn Avenue, 566 feet to the center of Oaklawn Avenue (now closed); thence with the center of Oaklawn Avenue

(now closed), southwardly 50 feet; thence westwardly and parallel with the center of Woodlawn Avenue, 566 feet to the center of Ensworth Avenue; thence with the center of said Avenue, northwardly 50 feet to the beginning.

Being the same real property conveyed to Russell A. Fraser and wife Eleanor P. Fraser, by deed from James C. West and wife, of record in Book 3909, page 497, Register's Office for said County.

This conveyance is expressly subject to the following:

1. Easement for right-of-way of Ensworth Avenue lying within boundaries of premises.

2. Restrictive Covenants contained in deed from Mrs. Martha N. Waller to Mrs. Virginia H. Wallace, dated May 18, 1923, filed May 22, 1923, and recorded in Book 615, page 533, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in deed from Mrs. Martha N. Waller to Mrs. Ellen Rion Caldwell, dated May 18, 1923, filed May 22, 1923, and recorded in Book 615, page 528, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 226 Ensworth Avenue (House Number) (Street) Nashville, Tenn. 37205 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Beasley, Jr. and wife, Katherine R. Beasley, their heirs and assigns, forever.

And we do covenant with the said Earl Beasley, Jr. and wife, Katherine R. Beasley 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., except as set out above.

And we, Russell A. Fraser and wife, Eleanor P. Fraser, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl Beasley, Jr. and wife, Katherine R. Beasley, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of January, 1968

Russell A Fraser

Eleanor P Fraser

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named Russell A. Fraser and wife Eleanor P. Fraser

the bargainor S, 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 4th day of January, 1968

George W. Pickens, Notary Public

Commission Expires November 3, 1971

STATE OF
County of

STATE TAX $ 110.50
PROBATE .50
TOTAL $ 111.00

JAN 12 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 02483, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 12 9 27 AM '68

NOTE BOOK 118 PAGE 115
RECORDING FEE $ 4.50
DEP. REG. _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public