TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3823 PAGE 431	MAP-PARCEL NUMBERS:
Mr. J. B. Jones (NAME)	SAME AS NEW OWNER (NAME)	Oak Hill 10035
900 Van Leer Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 132-14
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR 10 EW

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by J. B. JONES AND WIFE, NANCY K. JONES,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, HOWART L. BEARD AND WIFE, ESTELLE M. BEARD,

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. 106 on the Map of Oak Hill Valley Subdivision, of record in Book 1835, pages 15 and 16, Register's Office for said County.
Said Lot No. 106 fronts 186 feet on the northerly side of Van Leer Drive and runs back 241.34 feet on the easterly line and 217.3 feet on the westerly line, to a dead line in the rear, measuring 195 feet thereon.
Being the same property conveyed to HOWART L. BEARD AND WIFE, ESTELLE M. BEARD, by deed from Oak Hill Land Company, of record in Book 1880, page 293, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1788, page 186 and in Book 1809, page 539, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 900 Van Leer Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37220 (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 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 15th day of October 19 64.

Estelle M. Beard — Estelle M. Beard

Howart L. Beard — Howart L. Beard

STATE TAX $ 37.20
PROBATE .50
TOTAL $ 37.70

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named HOWART L. BEARD AND WIFE, ESTELLE M. BEARD, 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 15th day of October, 19 64.

OCT 16 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
RECD OCT 16 1964

Commission expires May 1, 1966. Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

PUT REVENUE STAMPS H

54934

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 16 4 14 PM '64

NOTED: BOOK 110 PAGE 274
RECORDING FEE $ 2.00
DEP. REG. 1

REGISTER STAMP BELOW

J. B. JONES ET UX
To

HOWART L. BEARD ET UX
From

Warranty Deed
G-17471-gh