WARRANTY DEED

TIC 178069

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr.&Mrs. Ottis B. Beard	First & Mid-South Mortgage Co. (NAME)	Map 4C
Old Hickory Blvd., Route 1, Box 1, (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 37
Whites Creek, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	14D-11100
		M.O.

For and in Consideration of the sum of TEN DOLLARS *($10.00) *DOLLARS*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GERALS A. KRANTZ and wife, SHIRLEY ANN KRANTZ,
have bargained and sold, and by these presents do transfer and convey unto the said OTTIS B. BEARD and wife, MARIE R. BEARD,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of an 82 acre tract on the Plan in the cause of W. W. Earthman, Extr. vs. E. A. McCord et al, of record in Plan Book 3, page 16, Chancery Court for said County, and being known as Lot No. 5 on a Map of a Subdivision of part of the W. H. Thompson Property at Whites Creek, Tennessee, and being described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, on June 24, 1948, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, being 226.4 feet west of the center of a bridge crossing Whites Creek, west of Whites Creek Pike; corner of Lots No. 5 and 6 of said survey of Thompson Property; thence with the line between said lots, south 1°33' east 250 feet to a point; south 87°32' west 118.3 feet to a corner of Lot No. 4; thence with the line between said lots No. 4 and 5, north 2°38' east 250 feet to the center of Old Hickory Boulevard; thence with the center line of said Boulevard, south 87°22' east 31.4 feet, and north 88°27' east 68.6 feet to the point of beginning, containing .62 acres more or less

Being the same property conveyed to Gerald A. Krantz and wife Shirley Ann Krantz by deed from W. H. Thompson and wife, of record in Book 2863, page 577, and by deed of correction of record in Book [illegible], page 337, both in said Register's Office.

This conveyance is made subject to the following: (1) an easement for one or more gas lines crossing the front of the lot as granted to Nashville Gas Company by instrument of record in Book 2137, page 361,; (2) title to that portion of the premises embraced within the bounds of any roads or highways, particularly Old Hickory Boulevard; and (3) restrictions in deed from W. H. Thompson and wife, to Gerald A. Krantz and wife, of record in Book 2863, page 577, and also contained in the deed of correction ofrecord in Book 2875, page 337, said Register's Office.

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) · P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ottis B. Beard and wife, Marie R. Beard, their *heirs and assigns, forever.*

And we *do covenant with the said* Ottis B. Beard and wife, Marie R. Beard *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 shown above and for 1965 Metro Taxes which have been prorated and assumed by the Grantees.

And we, Gerald A. Krantz and wife, Shirley Ann Krantz *do further covenant and bind* ourselves, our *heirs and representatives to warrant and forever defend the title to the said land to the said* Ottis B. Beard and wife, Marie R. Bears, their *heirs and assigns against the lawful claims of all persons.*

Witness our *hand* s *this* 6th *day of* April *...* *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers.*

Gerald A. Krantz

Shirley Ann Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, the within named Gerald A. Krantz and wife, Shirley Ann Krantz

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 6th day of April, 19 65

Helen D. Scott, Notary Public.

Commission Expires March 4, 1967.

STATE OF
COUNTY OF

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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

REF:hsr

FROM

GERALD A. KRANTZ and wife,

TO

OTTIS B. BEARD and wife,

STATE TAX $ 15.75
PROBATE 50
TOTAL $ 16.25

APR 7 1965

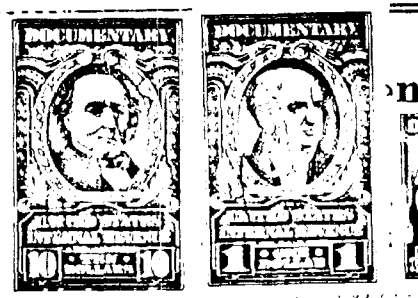
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 7 1965

APR 7 1965 11 32 AM

FELIX Z. MISSILDINE
REGISTER
DEP.

75528



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MERCER REALTY CO., INC.
Realtors — 310 3rd Ave., No.
Nashville 3, Tenn. Phone 254-8721

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