This Instrument Prepared By:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

WARRANTY DEED BOOK 4084 PAGE 259

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis W. Kinard, et. al.	Same	Map. 52-1
(NAME:) 209 Darling Ave	(NAME:)	Par. 290
(STREET ADDRESS OR ROUTE NUMBER:) Madison Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and no/100----------

----------($10.00)---------- *DOLLARS*

Cash in hand paid by Lewis W. Kinard and Carlene Baggett, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Agatha Beavers, have

bargained and sold, and by these presents do transfer and convey unto the said Lewis W. Kinard and Carlene Baggett

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 part of Lot No. 14 on the plan of Madison Park Subdivision in the 11th Civil District of Davidson County, Tennessee, as of record in Book 421, page 184, Register's Office for Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson as follows:

BEGINNING at a point in the center of Neeley's Bend Road, 225 feet Easterly from the center of Madison Boulevard; and running thence South, 83 3/4 degrees East, along the center of said Neeley's Bend Road, 200 feet to the Westerly margin of Lanier Avenue, which Avenue is a part of Lot No. 13 on said Plan; thence southerly, with the easterly line of Lot No. 14, which is the Westerly line of said Lanier Avenue, 300 feet to a point; thence westerly, parallel with said Neeley's Bend Road, 200 feet to the Easterly line of Lot No. 15 on said Plan; thence northerly, with the line between Lots Nos. 14 and 15, 300 feet to the beginning.

BEING part of the same property conveyed to W. A. Beavers and wife, Agatha E. Beavers of record in Book 975, page 147, Register's Office for Davidson County, Tennessee, and part of the property now vested in Agatha Newsom Beavers by decree of the Probate Court of Davidson County, Tennessee of record in Minute Book 2, page 120, Circuit Court Clerk's Office for said County.

AGATHA Beavers, Agatha Newsom Beavers and Agatha E. Beavers are one and the same person.

This is { unimproved / 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 Lewis W. Kinard and Carlene Baggett ..... their ..... *heirs and assigns, forever.*

And I ..... *do covenant with the said* Lewis W. Kinard and Carlene Baggett ..... I ..... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Agatha Beavers ..... *do further covenant and bind* myself, my ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lewis W. Kinard and Carlene Baggett ..... their ..... *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my ..... *hand* ..... *this* 24th ..... *day of* October ....., *19* 66., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Agatha Beavers .....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas O Bickley, a Notary Public in and for said County and State, the within named Agatha ~~Baggett~~ Bowers

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 19 66.

Thomas O. Bickley, Notary Public.

Commission Expires 27 July 1969

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.

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STATE TAX $ 12.75
PROBATE .50
TOTAL $ 13.25

DEC 7 1966

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

PAID DEC 7 - 1966

WARRANTY DEED

FROM
Agatha Reaves ~~Baggett~~

TO
Lewis W. Kinard and
Carlene Baggett

53649

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 3 39 PM '66

NOTED: BOOK 115 PAGE 446
RECORDING FEE $ 2.00
DEP. REG. ____

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Mail: T.C. Kinkley
300 James Robertson