WARRANTY DEED

BOOK 4109 PAGE 808

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald C. Snyder (NAME:)	Nashville Mortgage & Realty Co. (NAME:)	2DA-56600
1020 Kirby Drive (STREET ADDRESS OR ROUTE NUMBER)	304 2nd Avenue North (STREET ADDRESS)	Map 120-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 20 PW

For and in Consideration of the sum of Ten ($10.00) ----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Gerald C. Snyder and wife, Carolyn Snyder, of the balance of an indebtedness in the amount of $8,142.81 secured by a deed of trust, on the property herein conveyed, executed by Virgil H. Beard and wife, Paula F. Beard, to Edward W. Lee, Jr., Trustee, dated November 12, 1963, and recorded in book 3682, page 437, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $8,550.00 payable as therein specified.

We, Virgil H. Beard and wife, Paula F. Beard,

----------*have bargained and sold, and by these presents do transfer and convey unto the said* Gerald C. Snyder and wife, Carolyn Snyder,

----------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. 102 on the Map of Miro Meadows, as of record in book 1424, pages 94 and 95, Register's Office for said County.
Said lot No. 102 fronts 70 feet on the easterly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.
Being the same real property conveyed to Virgil H. Beard and wife, Paula F. Beard, by deed from S. K. Grayson and wife, of record in book 3646, page 353, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 60-foot building setback line from Kirby Drive and conditions of owners certificate, as shown on plan of record in book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 1710, page 183, said Register's Office.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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This is unimproved ( ) improved (X) property, known as 1020 Kirby Drive (House Number) (Street) Nashville, Tennessee 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 Gerald C. Snyder and wife, Carolyn Snyder

their *heirs and assigns, forever.*

And we *do covenant with the said* Gerald C. Snyder and wife, Carolyn Snyder *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 above stated, and taxes for the year 1967 which the Grantees agree to assume.

And we, Virgil H. Beard and wife, Paula F. Beard,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Gerald C. Snyder and wife, Carolyn Snyder, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* February, 1967, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virgil H. Beard

Paula F. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B. L. Tatom, a Notary Public in and for said County and State, the within named Virgil H. Beard and wife, Paula F. 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 28th day of February, 1967.

B. L. Tatom, Notary Public.

Commission Expires 10/29/69

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.

Conciliation # 9342.81

Rec — 2.00
Tax — 14.51
Stamps — 1.65

Total: 18.16

STATE TAX $ 14.01
PROBATE .50
TOTAL $ 14.51

MAR 10 1967

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

PAID MAR 10 1967

Turrentine Realty Co.

WARRANTY DEED

FROM 87925

VIRGIL H. BEARD AND WIFE,

PAULA F. BEARD

TO

GERALD C. SNYDER AND WIFE,

CAROLYN SNYDER

63467

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 10 10 10 AM '67

NOTED: BOOK 4109 PAGE 811
RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Title Company

A Division of

Title Insurance Company

Cor. Third & Union

VILLE, TENNESSEE

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