repared by W. B. Hogan, Atty., 312 Stahlman Bldg., Nashville, Tenn.

BOOK 4145 PAGE 47

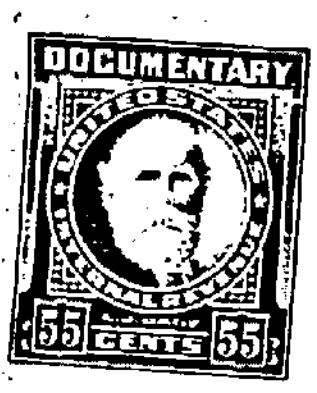
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyda Mae Lyons (NAME)	Lyda Mae Lyons (NAME)	Map 81-8
1609 7th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	1609 7th Ave. North (STREET ADDRESS)	Par 482
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Lyda Mae Lyons, a widow, and Jimmy Lee Lyons* *, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sim Beard and wife, Mandy Beard, hereinafter called 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 the easterly 35 feet of Lots 37 and 38 and the easterly 35 feet of the northern part of Lot 39 on the Plan of Homestead Addition of D. T. McGavock Estate, as of record in Book 57, page 9 Register's Office for said County.

Said part of said Lots adjoin and front together 35 feet on the southerly side of Garfield, formerly Foster Street, and runs back between parallel lines along the westerly margin of an alley 150 feet to a dead line in the rear.

Being the same property conveyed to Sim Beard and wife, Mandy Beard by deed from Jack J. Cohen as of record in Book 3280, page 85 Register's Office for Davidson County, Tennessee.



This is unimproved ( ) improved (X) property, known as 607 Garfield (House Number) (Street) Nashville, Tenn. 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 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. Wherever 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 the 22 day of June, 1967.

x Sim Beard

x Mandy Beard

STATE TAX $ 11.85
PROBATE .50
TOTAL $ 12.35

JUN 23 1967 #700398
PAID JUN 23 1967
R. E. WORRALL
COUNTY COURT CLERK
COUNTY, TENN.

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Rena Sullivan, a Notary Public in and for said County and State, the within named Sim Beard and Mandy Beard 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 22 day of June, 1967.

Commission expires January 20, 1971

Rena M Sullivan
Notary Public

My Commission Expires April 30, 1969

WARRANTY DEED

FROM

Sim Beard, et ux

TO

Lyda Mae Lyons, et al

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

76931

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 23 11 34 AM '67
NOTED: BOOK 116 PAGE 654
RECORDING FEE $ 2.00
DEP. REG. M