(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, **WARRANTY DEED** Madison, Tennessee.)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter S. Beard et ux	Walter S. Beard et ux	27W25125
(NAME) 2715 MAPLEWOOD DR	(NAME) SAME	Map 72-13
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE TENN	(STREET ADDRESS)	Par. 424
(CITY) (P. O. ZONE) (STATE) 37216	(CITY) (ZONE) (STATE)	

BOOK 4165 PAGE 25

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) ---*DOLLARS*,

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, F. R. ALDRIDGE AND WIFE, EDNA FRANCES ALDRIDGE, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* WALTER S. BEARD AND WIFE, BESSIE MAI BEARD, herein called the grantees, 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 Lot No. 14 on the Map of the Eastland Baptist Church Subdivision, of record in Book 421, page 155, Register's Office for said County.

Said Lot No. 14 fronts 51 feet 6 inches on the south side of Douglas Avenue and runs back between lines 109 feet on the east line and 98 feet 6 inches on the west line, to an alley on which it measures 50 feet.

Being the same property conveyed to F. R. Aldridge and wife, Edna Frances Aldridge, by deed from J.H. Williams and wife, Minnie Alvis Williams, of record in Book 1916, page 367, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1104 Douglas Avenue, Nashville, Tennessee
(Home 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 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.*

And we, the said grantors, *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.*

Witness our *hand* s *this* 23rd *day of* August, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE TAX $ .81
PROBATE .50
TOTAL $ 1.31

AUG 25 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

F. R. Aldridge
(F. R. Aldridge)

Edna Frances Aldridge
(Edna Frances Aldridge)

BOOK 4165 PAGE 26

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, F. R. Aldridge and wife, Edna Frances Aldridge,

the within named 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 23rd day of August, 1967.

Henry S. Hunter
Notary Public

Commission expires May 17, 1970

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.....

85532

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 25 12 32 PM '67
NOTED: BOOK 117 PAGE 195
RECORDING FEE $ 3.00
DEP. REG. M

Mail To

HEMMERLY REALTY CO.
905 17th Ave., So.
Nashville, Tenn. 37212

HEMMERLY REALTY CO.
905 17th Ave., So.
Nashville, Tenn. 37212

WARRANTY DEED

FROM
F. R. ALDRIDGE ET UX

TO
WALTER S. BEARD ET UX

Recd for 5450.00

