BOOK 4223 PAGE 258 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,950.00

Morgan Wilson Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1968.

Notary Public

MY COMMISSION EXPIRES 2-16-1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gaston Realty Company, 3712-A Nolensville Road, Nashville, Tenn. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Wilson Beard (NAME)	First Federal Savings & Loan (NAME)	
911 Petway Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, N. (STREET ADDRESS)	Map 82-4
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Pcl. 385

M10

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edwin Roger Beauchamp & wife, Peggy W. Beauchamp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morgan Wilson Beard and wife, Ellen M. Beard

HEREINAFTER 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 the westerly 17 1/2 feet of Lot No. 4 and the easterly 32 1/2 feet of Lot No. 5 on the Map of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said county.

Said parts of said lots front 50 feet on the northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edwin Roger Beauchamp and wife, Peggy W. Beauchamp by deed from Reford Wright and wife, Mary Elizabeth W. Wright, of record in Book 3866, Page 356, Register's Office for said County.

As part of the above consideration, the Grantees assumes and agrees to pay the unpaid principal balance in the amount of $4,062.60 on a certain note payable to First Federal Savings and Loan Association.

This is unimproved ( ) improved (X) property, known as 911 Petway Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 18th day of March, 1968

Edwin Roger Beauchamp

Peggy W. Beauchamp

GEORGIA
STATE OF ~~TENNESSEE~~
~~Davidson~~ County

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Personally appeared before me, C. L. Wilkes, a Notary Public in and for said County and State, the within named Edwin Roger Beauchamp and Peggy W. Beauchamp

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 ATLANTA, GEORGIA, ~~Tennessee~~, this 18th day of March 1968.

Commission expires: C. L. WILKES

/s/ C. L. Wilkes
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

EDWIN ROGER BEAUCHAMP &

wife, PEGGY W. BEAUCHAMP

TO

MORGAN WILSON BEARD &

wife, ELLEN M. BEARD

Mail to: Gaston Realty Co.
3712-A Nolensville Rd.,
Nashville, Tenn. 37211

10880

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 28 2 45 PM '68
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 20.54
PROBATE .50
TOTAL $ 21.04

MAR 28 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.