BOOK 4237 PAGE 316

Prepared by:
Edward C. White
5203 Charlotte Ave.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isiah & Katherine Beard	Isiah & Katherine Beard	MAP 81-6
(NAME)	(NAME)	
2412 Seifried	2412 Seifried	PAR. 365
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand to us paid; receipt of which is hereby acknowledged, other good and valuable considerations, and the assumption of a mortage due to Herschel *Dollars,* Greer, Trustee, in the principal amount of $12,100.00, payable at the monthly rate of $86.53, with interest at 06%, I, Isiah W. Beard, Jr., Unmarried.

have this day bargained and sold, and do hereby transfer and convey unto the said Isiah W. Beard Sr., and wife, Katherine Beard *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* Land in Davidson County, Tennessee, being a lot of land in the 8th, formerly 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described according to a Map of C. Santi's Property made by Earle Drake, County Surveyor for said County, March 29, 1928, as follows: Beginning at a point on the northerly side of Seifried Street extended, 83 feet easterly from the northeast corner of said Seifried Street extended and 25th Avenue, North; thence easterly with the northerly side of said Seifried Street extended 67 feet to the southwest corner of a part of said Lot No. 17 conveyed by Conrad Santi and wife, to Charles L. Waterston and wife, by deed of record in Book 484, page 606, said Register's Office; thence northerly with the westerly line of said lot 150 feet to an alley; thence westerly with the southerly margin of said alley 67 feet; thence southerly and parallel with the easterly side of 25th Avenue, North, 150 feet to the beginning.
Being the same property conveyed to Isiah W. Beard, Jr., Unmarried, by warranty deed from Isiah W. Beard, Sr., and wife Katherine L. Beard, of record in Book 3536 page 235, Register's Office Davidson County, Tennessee, and being an improved tract of land known as 2412 Seifried Street, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2500.00

Subscribed and sworn to before me, this the 22 day of May 19 68

Affiant

My commission expires: (Affix Seal)

Deputy Register

This is unimproved ( ) improved (X) property, known as 2412 Seifried Street, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Isiah W. Beard, Sr., and wife, Katherine L. Beard *(successors), heirs and assigns forever.* I *covenant that* I *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* Myself, My *heirs and representatives, to warrant and forever defend the title to said real estate to said* Isiah W. Beard, Sr., and wife, Katherine L. Beard *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand 22nd *this* 22nd *day of* May, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Isaac Wesley Beard Jr.

BOOK 4237 PAGE 317

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward C. White, *a Notary Public in and for said County and State,* Isiah W. Beard Jr.,

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

Witness my hand and official seal at Nashville, Tennessee *this* 22nd *day of* May, *19* 68

Edward C White
Notary Public

Commission expires 4-25-70

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 .....

17145

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 22 2 39 PM '68
NOTE BOOK 118 PAGE 782
RECORDING FEE $ 3.00
DEP. REG. _____

STATE TAX $ 6.50
PROBATE .50
TOTAL $ 7.00

MAY 22 1968

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

WARRANTY DEED

FROM
Isiah W. Beard, Jr.,
TO
Isiah & Katherine Beard

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE