WARRANTY DEED

BOOK 4242 PAGE 978

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Cummings (NAME)	John S. Cummings (NAME)	Map 72-14
2108 Burns Ave. (STREET ADDRESS OR ROUTE NUMBER)	2108 Burns Ave. (STREET ADDRESS)	Par. 274
Nashville (CITY) (P. O. ZONE) Tenn. (STATE)	Nashville (CITY) (ZONE) Tenn. (STATE)	

FOR AND IN CONSIDERATION of the sum of ..... FIVE THOUSAND EIGHT HUNDRED AND NO/100...

($5,800.00)----------Dollars,

cash in hand paid, receipt of which is hereby acknowledged.

We, Maxey Beard and wife, Mary Beard

have this day bargained and sold, and do hereby transfer and convey unto the said

John Cummings and wife, Alberta Cummings, their

~~CXECUTOR~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of the old Cahal property, as of record in Book 57, page 150, Register's Office for said County, being the northerly part of Lot No. 5 on the unrecorded plan of George A. Pickup's Subdivision of said Lot No. 1, described as follows:

Beginning on the southerly margin of Emmerson Avenue at a point 141 feet east of the easterly margin of Northview Avenue, said point being the northeast corner of Lot No. 1; thence with said Avenue, eastwardly 70 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwardly 137.5 feet to a point 136 feet north of the northerly margin of Cahal Avenue; thence westwardly and parallel with the northerly margin of Cahal Avenue, 70 feet to the easterly line of Lots No. 3; thence with the easterly line of Lots Nos. 3 and 2 and 1, northwardly 137.5 feet, more or less, to the beginning.

Being the same property conveyed to Maxey Beard and wife, Mary Beard, by deed from Earl Bailey Hughes and wife, of record in Book 1371, page 334, and Maxey Beard conveyed his interest in premises to Mary Beard by deed of record in Book 2332, page 117, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5800.00

Subscribed and sworn to before me, this the 12th day of June 19 68

My commission expires: April 25, 1971 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is ~~unimproved~~ improved property, known as ..... (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

John Cummings and wife, Alberta Cummings, their

~~EXECUTOR~~ heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

further covenant and bind ourselves, ours heirs and representatives, to warrant and ~~forever defend the title to said real estate to said~~

John Cummings and wife, Alberta Cummings, their

~~EXECUTOR~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 12th day of June, 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.

Mary Beard

Mary Beard

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. C. Anderson, *a Notary Public in and for said County and State,* Maxey Beard and wife, Mary Beard

the within named 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 *this* 12th *day of* June, *1968.*

Commission expires April 25, 1971 Lester C. Anderson *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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 .....

JUN 13 68 CONV *5,800.00
JUN 13 68 S'TAX A* 15.08
JUN 13 68 PR'FEE A* .50
JUN 13 68 M'DEED A* 3.00 * 18.58

A 0 1 5 0 4

IDENTIF. REFERENCE

JUN 13 3 40 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

MAXEY BEARD, ET UX

TO

JOHN CUMMINGS, ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE

PEDIGO & SAINDON