BOOK 4250 PAGE 421 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,200.00

Thomas H. Beach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF July 1968

Notary Public

MY COMMISSION EXPIRES: 8-3-68
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Beach (NAME)	Murphree Mortgage Company (NAME)	Map 71-12
1509 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 232
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, Edward O. Waters and wife, Evelyn Waters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas H. Beach

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 northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, page 97, Register's Office for said County.

Beginning at a point in the easterly margin of Jones Avenue at the corner of Lots Nos. 158 and 159; thence with the line between said lots easterly 150 feet to an iron pin; thence northerly 58.5 feet to an iron pin in the southerly margin of Oneida Avenue; thence with the margin of the same, westerly 102.25 feet to a point and continuing with the margin of the same, westerly 22.5 feet to the beginning of a curve; thence around said curve, southwesterly 37.11 feet to the easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Edward O. Waters and wife, Evelyn Waters, by deed from James V. Sisco, unmarried, of record in Book 4203, page 826, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein to J. J. Foley, Jr., Trustee, of record in Book 4203, page 828, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1509 Jones Avenue (House Number) (Street) Nashville, Tennessee (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 11TH day of July, 1968

Edward O. Waters

Evelyn Waters

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James V. Saca, a Notary Public in and for said County and State, the within named Edward O. Waters and wife, Evelyn Waters

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 11th day of July 1968

Commission expires My Commission Expires Aug. 3, 1968

James V. Saca
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
Edward O. Waters and wife,
Evelyn Waters

TO
Thomas H. Beach

A 04850

IDENTIF. REFERENCE

JUL 11 2 39 PM '68

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail To:
THOMAS H. BEACH
2222 SCOTT AVE.
NASHVILLE, TENN.

$15,200.00

JUL 11 68	CONV				
JUL 11 68	S'TAX	A*	39.52		
JUL 11 68	PR'FEE	A*	.50		
JUL 11 68	W'DEED	A*	3.00	*	43.02