FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,100.00

Edward O. Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1968.

Notary Public

MY COMMISSION EXPIRES: 1-23-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: EDWARD SEDDON, ATTORNEY
SUITE 508-315 FOURTH AVE. NORTH
ADDRESS, TENNESSEE 37202
NAME

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Beard et ux (NAME)	Commerce Union Bank (NAME)	25W 8320
149 39th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map 104-1
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 195

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. Wall and wife, Mabel Wall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Beard and wife, Juanita H. 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:

Being Lot No. 47 on the Plan of Westgrove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the westerly side of 39th Avenue, North and runs back between parallel lines 160 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Edward O. Wall and wife, Mabel Wall by deed from Floyd Bradford and wife, Hazel B. Bradford, as of record in Warranty Deed Book 2927, page 49, Register's Office for said county.

37209

This is unimproved ( ) improved ( ) property, known as 149 (House Number) 39th Avenue, North (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 7th day of October, 19 68

Edward O. Wall
Edward O. Wall

Mabel Wall
Mabel Wall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Sedon, a Notary Public in and for said County and State, the within named Edward O. Wall and wife, Mabel Wall

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 7th day of October 19 68

Commission expires 11-12-69

Edward Sedon
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. Wall et ux

TO
James W. Beard et ux

A 16707

IDENTIF. REFERENCE

OCT 11 3 27 PH '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

EDWARD SEDON
ATTORNEY AT LAW
SUITE 503-315 FOURTH AVE. NO.
P. O. BOX 2938
NASHVILLE, TENNESSEE 37219

OCT 11 68	CONV	*9,100.00				
OCT 11 68	S'TAX		B*	23.66		
OCT 11 68	PR'FEE		B*	.50		
OCT 11 68	W'DEED		B*	3.00	*	27.16