TAYLOR & SCHLATER
L&C TOWER
NASHVILLE, TENNESSEE 37219

This instrument was prepared by Thomas W. Schlater, Attorney,
L & C Tower, Nashville, Tennessee

Send Tax Notice to:
Billie B. Beaman, et ux
2300 Chickering Lane
Nashville, Tennessee 37215

Map - Parcel Nos.
Map 144-10
Par. 24
M.a.

WARRANTY DEED

BOOK 4309 PAGE 97

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other valuable considerations, the receipt of which is hereby acknowledged, and in addition thereto and for the remainder, the Grantees have assumed and agreed to pay the amount of the balance due under a certain installment note held by Nashville Mortgage and Realty Company of Nashville, Tennessee, the same being secured by a Deed of Trust of record in Book 3975, page 288, R.O.D.C., I, GRACE KEITH, do hereby transfer and convey unto BILLIE B. BEAMAN and wife, DOROTHY H. BEAMAN, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chickering Valley, as of record in book 2331, page 121, Register's Office for said County.
>
> Said lot No. 35 fronts 151 feet on the easterly margin of Chickering Lane and runs back between lines 579.1 feet on the southerly line and 549 feet on the northerly line to a rear line on which it measures 248 feet.
>
> Being the same property conveyed to Grace Keith, by deed from Larry E. Knott and wife, of record in book 4296, page 325, Register's Office for said County.

The parcel of real estate conveyed herein is improved and is shown on the tax records as 2300 Chickering Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements and appurtenances, estate, title and interest thereto belonging to the said BILLIE B. BEAMAN and wife, DOROTHY H. BEAMAN, their heirs and assigns, forever.

I do hereby covenant with the said BILLIE B. BEAMAN and wife, DOROTHY H. BEAMAN, and that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that

FEB 10 CONV 10,000.00
FEB 10 S'TAX B* 104.00
FEB 10 PR'FEE B* .50
FEB 10 W'DEED B* 3.00 * 107.50

the same is unencumbered except for the lien created by the Deed of Trust aforesaid.

I, GRACE KEITH, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said BILLIE B. BEAMAN and wife, DOROTHY H. BEAMAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

A29943

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IDENTIF. REFERENCE

FEB 10 11 52 AM '69
FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TENN.

WITNESS my hand this 8 day of February, 1969.

Grace Keith
GRACE KEITH

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas H. Schaefer, a Notary Public in and for said County and State, the within named GRACE KEITH, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 1969.

Thomas H. Schaefer
Notary Public

My commission expires: 12-18-72

O A T H

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is FORTY THOUSAND AND NO/100 DOLLARS ($40,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Billie B. Beaman
Billie B. Beaman

Dorothy H. Beaman
Dorothy H. Beaman

Subscribed and sworn to before me
this 8th day of February, 1969.

Thomas H. Schaefer
Notary Public

My Commission expires: 12-18-72