THIS INSTRUMENT PREPARED BY:

DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

BOOK 4312 PAGE 714

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Truman L. Bean (NAME)	Dobson & Johnson, Inc. (NAME)	Map 73-8
2924 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Par. 33
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by Truman L. Bean and wife, Minnie B. Bean, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $19,000.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, dated January 9, 1964, filed January 13, 1964, and recorded in book 3712, page 385, Register's Office for Davidson County, Tennessee.

We, Niels A. Knudsen and wife, Martha A. Knudsen,

have bargained and sold, and by these presents do transfer and convey unto the said Truman L. Bean and wife, Minnie B. Bean 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. 33 and the northerly half of lot No. 32 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at a point 50 feet north of the corner of lots Nos. 31 and 32, said point being the northwest corner of the property conveyed to Howard E. Hahn and wife, by deed from Clarence L. Gennett and wife, of record in book 2024, page 147, Register's Office for said County; thence with the easterly margin of said Pike northwardly 150 feet to the corner of lots Nos. 33 and 34; thence with the line between said two lots eastwardly 369 feet to approximate top of bluff, continuing eastwardly down said bluff to low water mark of the Cumberland River; thence with the low water mark of said River southwardly 150 feet to the northeast corner of said Hahn property; thence with the northerly line of same westwardly to the approximate top of bluff and continuing in the same direction 372 feet, more or less, to the beginning.

Being the same real property conveyed to Niels A. Knudsen and wife, Martha A. Knudsen by deed from William B. Frey and wife, Margaret Louise Frey of record in book 3674, page 157, Register's Office for said County.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $37,219.49, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara Ferguson
Affiant

Subscribed and sworn to before me this the 24 day of Jul. 1969

Beverly J. Woods
NOTARY PUBLIC

My Commission Expires 8-9-72

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Truman L. Bean and wife, Minnie B. Bean *their heirs and assigns, forever.*

And we *do covenant with the said* Truman L. Bean and wife, Minnie B. Bean *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.*, except as stated herein.

And we, Niels A. Knudsen and wife, Martha A. Knudsen, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Truman L. Bean and wife, Minnie B. Bean, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* February, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Niels A. Knudsen
Niels A. Knudsen

X Martha A. Knudsen
Martha A. Knudsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, the within named Niels A. Knudsen and wife, Martha A. Knudsen

the bargainors, 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 24th day of February, 19 69.

Beverly Jo Womble, Notary Public.

Commission Expires 8/9/72

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

WARRANTY DEED

FROM

Niels A. Knudsen, et ux

TO

Truman L. Bean, et ux

A 31575

IDENTIF. REFERENCE T

FEB 25 12 28 PM '69

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

FEB25 69 CONV 27,219.19
FEB25 69STAX B* 70.72
FEB25 69RFEE B* .50
FEB25 69 RDEED B* 6.00 * 77.22

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.