This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4318 PAGE 271

TTC 207375

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 104-15 Par. 178 pw	Mr/Mrs. Robert H. Beard	Glenn Justice Mtg. Co., Inc. 1400 Main Street Dallas, Texas, 75202
FIELD BOOK NUMBER(S) 24W-8320	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2119 Blair Boulevard	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARY CLEMIE STEPHENS BEADLES, a widow,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT H. BEARD and wife, DONNA T. BEARD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 25 feet of Lot No. 4 and the easterly 50 feet of Lot No. 5 on the Map of R. E. Connell's Subdivision of the northeast part of Lot No. 23 of the Sarah A. Gordon Subdivision, as of record in Book 421, page 24.

Said parts of Lots Nos. 4 and 5 together front 75 feet on the southerly side of Blair Boulevard and run back between parallel lines 105¼ feet to a dead line.

Being the same property conveyed to Arlie Joe Beadles and wife, Mary Clemie Stephens Beadles, by deed from Ernest R. May and wife, as of record in Book 1285, page 41, the said Arlie Joe Beadles having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 7th day of March, 1969.

Witness to mark: Joyce S. Anderson

Mrs. Maggie Hackett

Mary Clemie Stephens Beadles
Her + mark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Clemie Stephens Beadles, a widow, the bargainor(s), 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, the 7th day of March, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,950.00.

Robert H. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1969

MY COMMISSION EXPIRES: 7-26-70 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:hcb

FROM
MARY CLEMIE STEPHENS BEADLES,
a widow

TO
ROBERT H. BEARD and wife

A 34130

IDENTIF. REFERENCE

MAR 18 1 26 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAR 18 CONV 18,950.00
MAR 18 S'TAX A* 49.14
MAR 18 STATE A* .50
MAR 18 RECD A* 3.00 * 52.64

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____
Notary Public