TENNESSEE TITLE COMPANY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME) | First Federal S. & L. Assn. (NAME) | Map 73-13 |
| (STREET ADDRESS OR ROUTE NUMBER) | Fourth at Union (STREET ADDRESS) | Par. 121 |
| (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | M.O. |

For and in consideration of the sum of ----------($10.00)----------
----------Ten and no/100---------- DOLLARS
cash in hand paid by James E. Sesnan and wife, Jane R. Sesnan BOOK 4339 PAGE 453
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Walter S. Beard and wife, Bessie M. Beard and William K. Smith and wife, Mildred S. Smith
hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 Lot No. 27 on the Map of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 27 fronts 70 feet on the southerly side of Mailan Drive and runs back 163.2 feet on the east line and 160.4 feet on the westerly line, to a dead line in the rear on which it measures 70.1 feet.

Being property conveyed to Walter S. Beard and wife, Bessie M. Beard and William K. Smith and wife, Mildred S. Smith, by deed from Ovid Ronald Crecelius, unmarried, as of record in Book 4192, page 609, said Register's Office.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property and to taxes for the year 1969 which have been prorated and assumed by the Grantees.

unimproved (  ) This is improved (X) property, known as 2720 Mailan Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 3rd day of JUNE, 19 69

Walter S. Beard — William K. Smith

Bessie M. Beard — Mildred S. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named Walter S. Beard and wife, Bessie M. Beard and William K. Smith and wife, Mildred S. Smith,

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 3rd day of JUNE, 19 69

Commission Expires JUNE 23 1973 Notary Public

TENNESSEE TITLE COMPANY

# Warranty Deed

FROM
WALTER S. BEARD et ux and WILLIAM K. SMITH et ux

To
JAMES E. SESNAN and wife, JANE R. SESNAN

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, ACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

14.50

37206

Please Mail To: Mr. & Mrs. James E. Sesnan, 1500 Wendell Ave., Nashville, Tenn.

A 4 3 1 7 6

IDENTIF. T REFERENCE

JUN 4 2 41 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN-43 | CONV | 14,500.00 | | | | |
| JUN-43 | S'TAX | | A* | 37.70 | | |
| JUN-43 | PR'FEE | | A* | .50 | | |
| JUN-43 | W'DEED | | A* | 3.00 | * | 41.20 |

I (We) affirm that this instrument for record and do swear (affirm) that to the best of my knowledge and belief the greater of the actual consideration or value of the property interest herein transferred is $ 14,500.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 3rd day of June, 1969

My commission expires: APR 23 1973

Notary Public, in and for the aforesaid State and County.

G. S. SCOVILLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE