BOOK 4317 PAGE 663

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

EDDIE TAYLOR, ET UX

TO

LEROY BEARD, ET UX

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY
JACOBS H. DOYLE, ATTORNEY
428 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leroy Beard, et ux (NAME) | Commerce Union Bank (NAME) | 6DA-34376 |
| 1018 Clemmons Street (STREET ADDRESS OR ROUTE NUMBER) | 400 Union Street (STREET ADDRESS) | Map 119-9 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | Par. 172 |

(FOR REGISTER'S USE)

A 46697

IDENTIF. REFERENCE

JUL 3 3 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,000.00 Mary Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 1969.

B Burkle
Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

For and in Consideration of the sum of Ten----------

----------($10.00)----------DOLLARS

paid in cash by Leroy Beard and wife, Mary Beard, and other good and valuable consideration, receipt of which is hereby acknowledged, a part of which is that the purchasers have assumed and agreed to pay the balance of a loan to Commerce Union Bank in the approximate unpaid balance of $8,000.00,

We, Eddie Taylor and wife, Virginia R. Taylor,

have bargained and sold, and by these presents do transfer and convey unto the said

Leroy Beard and wife, Mary Beard, 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. 5 on the Map of N. D. Overall's Subdivision of the Patterson Lands, of record in Book 421, Page 57, Register's Office for said county, as follows:

Beginning at the northeast corner of Clemmons Street and Carter Street, being the southwest corner of said Lot No. 5; thence with the easterly margin of Clemmons Street, northerly 42 feet to the corner of Lots 4 and 5; thence easterly with the line between said two lots, 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 72½ feet to the northerly margin of Carter Street; thence with the northerly margin of said street, westerly 153½ feet to the beginning.

Being the same property conveyed to Eddie Taylor and wife, Virginia R. Taylor, by deed of record in Book 4335, Page 188, Register's Office for Davidson County, Tennessee.

Escrow account transferred to purchasers with assumption of taxes and insurance.

BOOK 4347 PAGE 664

WD-2

This is (unimproved / improved (X)) property, known as 1018 Clemmons Street (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 Leroy Beard and wife, Mary Beard, their heirs and assigns, forever.

And we do covenant with the said Leroy Beard and wife, Mary Beard 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.

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 Leroy Beard and wife, Mary Beard, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 1st day of July, 1969

X Eddie Taylor

Virginia R. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Taylor and wife, Virginia R. Taylor

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 1st day of July, 1969

Dixie Crest Jr. Notary Public.

Commission expires 4/22/71

JUL-3 CONV *8,000.00
JUL-3 S'TAX C* 20.80
JUL-3 PAYFEE C* .50
JUL-3 WIRED C* 3.00 * 24.30

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 .

Mail → Mrs. Ruth Rose
2515 Fairview Blvd
Nash.