BOOK 4366 PAGE 583

Map 94
Par. 51 m.o.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Jack H. Davis, Attorney-At-Law
3310 Lebanon Road, Hermitage, Tennessee, 37076

SEND TAX BILLS TO: Hayes M. Beard and wife, Betsy Beard,
6220 Jocelyn Hollow Road, Nashville, Tennessee, 37205

In and for the sum of Five Thousand Dollars ($5,000.00), cash in hand paid by Hayes M. Beard and wife, Betsy Beard, hereinafter referred to as the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Julian G. Morgan, appointed Executor of the estate of Ludie Morgan as shown in Letter Testamentary, State of Tennessee, Davidson County, dated the 21st day of June, 1968, and Elva Louise Morgan, one-half owner of said property, hereinafter referred to as the Grantors, have bargained, sold, and by these presents do transfer and convey unto the Grantees, their heirs, successors and assigns forever, a certain tract or parcel of real estate more fully described as follows, to wit:

A tract of land in the 3rd, formerly the 15th, Civil District of said County, being Lot No. 7 in the Subdivision of Gilbert Logue's tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning in the westerly line of Hooberry and Benedict's land, said beginning point being 385 feet north of the northerly margin of Lebanon Pike and being the common corner of Lots Nos. 6 and 7; thence with the line between said two lots westwardly 492.5 feet to the easterly line of J. F. Gotschall's land; thence with his easterly line northwardly 49 feet to the common corner of Lots Nos. 7 and 8; thence with the line between said two lots eastwardly 487 feet to the westerly line of Hooberry and Benedict's land; thence with their westerly line southwardly 131.2 feet to the common corner of lots Nos. 6 and 7, the point of beginning.

Said property is subject to a 40 foot easement for entrance to Lots 6,7, and 8; and also easement for a water line.

Being the same property conveyed by Installment Deed from Gilbert S. Logue and wife, Emma Logue and Jane Logue and Sarah Hughes Besch to Ludie Morgan and Elva Louise Morgan, on the 8th day of August, 1946, by deed of record in Book 1397, Page 29, of the Register's Office for Davidson County, Tennessee.

SEP 19 %	CONV	*5,000.00			
SEP 19 % S'TAX			A* 13.00		
SEP 19 % PR'FEE			A* .50		
SEP 19 %	W'DEED		A* 3.00	*	16.50

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

And the Grantors convenants with the Grantees that they are lawfully seized and possessed of said land in fee simple; and have a good and valid right to convey it, and the same is unencumbered.

The Grantors further convenants and binds themselves, their heirs, successors and representatives to forever warrant and defend the title to the said land to the Grantees, their heirs, Successors and assigns against the lawful claims of all persons whomsoever.

In witness whereof, the Grantors have hereunto subscribed their name on this the 4th day of September, 1969.

THE ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS $5,000.00.

Julian G. Morgan

Hayes M. Beard

Elva Louise Morgan
GRANTORS

Betsy Beard
Affiants

Subscribed and sworn to before me, this the 4th day of September, 1969.

NOTARY PUBLIC

My Commission Expires: October 25, 1969.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert G. Ellis, A Notary Public, in and for the State and County aforesaid, personally appeared the within named, Julian G. Morgan and Elva Louise Morgan, 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 the 4th day of September, 1969.

NOTARY PUBLIC

My Commission Expires: October 25, 1969.

FELIX Z. WILKINSON
DAVIDSON COUNTY, TENN.
SEP 19 1969
10:52 A.M.
IDENTIFICATION REFERENCE

A 54747