Prepared by: WILLIAM D. CASTLEMAN, ATTY., 218 Third Ave., North, Nashville, Tenn.

WARRANTY DEED

BOOK 4375 PAGE 878

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas M. Davis (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	12D-30820
3321 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by the grantee, Douglas M. Davis, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of the unpaid balance of a certain note which is secured by a Deed of Trust to Kimbrough-Kavanaugh & Assoc. of record in Book 3561, Page 407, Register's Office for Davidson County, Tennessee, payable as therein specified.

Phyllis E. Dixon Beckham

have this day bargained and sold, and do hereby transfer and convey unto the said

Douglas M. Davis, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 423 on the Plan of Parkwood Estates, Section III, of record in Book 3300, Page 31, Register's Office for said County.

Said Lot No. 423 fronts 74.23 feet on the northerly side of Spears Road and extends back 151.9 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 89.2 feet thereon.

Being the same property conveyed to Phyllis E. Dixon Beckham by deed from Jimmy L. Harrington & wife, Mildred M. Harrington, of record in Book 4111, Page 915, said Register's Office.

OCT 30 CONV 16,950.00
OCT 30 S'TAX B* 43.94
OCT 30 PR'FEE B* .50
OCT 30 W'DEED B* 3.00 * 47.44

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,950.00

Subscribed and sworn to before me, this the 25th day of Oct. 1969.

* Douglas M. Davis
Affiant

My commission expires: July 29, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3321 Spears Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Douglas M. Davis, his (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as above set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Douglas M. Davis, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24th day of October, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phyllis E. Dixon Beckham

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie T. Hutton, *a Notary Public in and for said County and State,* Douglas M. Davis

the within named 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 Nashville, Tennessee *this* 24th *day of* October, *19*69

Archie T. Hutton
Notary Public

Commission expires July 29, 1970

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.....

(1)

WARRANTY DEED

FROM PHYLLIS E. DIXON BECKHAM

TO DOUGLAS M. DAVIS

A 58972

IDENTIF. REFERENCE

OCT 30 9 23 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
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American Trust Bldg.—S. W. Corner
Third & Union
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NASHVILLE, TENNESSEE

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE 37206
TELEPHONE 228-2691

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