NEW OWNER - Harding College Inc. Tax Bills - Same.
Searcy, ARKANSAS.

~~Prepared by~~

BOOK 4387 PAGE 268

Map. 145-3
Par. 54
pw

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of DECEMBER, 1969, by and between E. A. Bergstrom and Mary W. Bergstrom, his wife, party of the first part, and Harding College, Inc., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other goods and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Lot No. 12 of Block "B" on the Map of Lealand Manor, Revised, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning in the northerly margin of Overton Lea Road at the common corner of Lots Nos. 11 and 12; thence with the line of said lots, northwardly 551.9 feet to the southerly line of Lot No. 4; thence with the southerly line of Lot No. 4, westwardly 250 feet to a point in the southerly line of Lot No. 3, said point also being the common corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 519.5 feet to the northerly margin of Overton Lea Road; thence with the northerly margin of said Road, eastwardly 260 feet to the point of beginning.

Being the same property conveyed to Morris Moughon and wife, Virginia Brown Moughon, by deed from Robert G. Fields and wife, Madge F. Fields, of record in Book 1785, page 91, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and herediaments thereunto belonging or in any wise appertaining unto the said party

of the second part, their successors and assigns in fee simple forever, except for the life estate reserved herein.

The party of the first part hereby reserves a life estate for the life or lives of both E. A. Bergstrom and Mary W. Bergstrom in and to the property described above, which shall include the right to use and enjoy said property and improvements thereon or to receive the rents, profits, or benefits on said property for the remainder of the life or lives of E. A. Bergstrom and Mary W. Bergstrom.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the said party of the first part the day and year first above written.

E. A. Bergstrom
(E. A. Bergstrom)

Mary W. Bergstrom
(Mary W. Bergstrom)

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared E. A. Bergstrom and wife, Mary W. Bergstrom, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of August, 1969.

My Commission Expires My Commission Expires Nov. 3, 1970

(Seal)

Notary Public

. . . . . .

RECORDING DATA ONLY

Property address 1118 Overton Lea Road, Nashville, Tennessee.

Mail tax bills to Business Manager, Harding College, Inc., Searcy, Arkansas

This instrument prepared by Darrell Hickman, Attorney at Law, 120 West Race St., Searcy, Ark.

State tax _____ $_____

Register's fee _____ $_____

Recording fee _____ $_____

Total _____ $_____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which

amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Harding College, Inc. By
Daniel Hickman, agent

Affiant

Subscribed and sworn to before me this 18th day of December, 1969.

Notary Public

My Commission Expires:

July 25, 1973

(SEAL)

DEC 18 69 CONV 75,000.00
DEC 18 69 S'TAX A* 195.00
DEC 18 69 PR'FEE A* .50
DEC 18 69 W'DEED A* 6.00 * 201.50

A 63899

IDENTIF. REFERENCE

Dec 18 10 30 AM '69

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.