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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,968.92

Tony T. Beal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December 1969.

Frances D. Sperry
Notary Public

MY COMMISSION EXPIRES: 2-14-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jesse T. Durham, 3837 Valley Ridge Drive, Nashville, Tennessee, 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony T. and Janie D. Beal (NAME)	Guaranty Mortgage Company (NAME)	6D65460
680 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 147-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 132

mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grover S. Walker and wife, Anna Lou N. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony T. Beal and wife, Janie D. Beal

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lot No. 406, Candlestick Farms, Section 4, as recorded in Book 3600, page 71, Register's office for said county. Said property fronts 88.0 feet on the northeasterly side of Brewer Drive and extends back btween two lines, 187.0 feet on the northwesterly line, and 175.0 feet on the southeasterly line, to a dead line on the rear of the property which measures 89.0 feet long.

Being the same property conveyed to Grover S. Walker and wife, Anna Lou N. Walker, by warranty deed as recorded in Book 3921, page 203, Register's office, Davidson County, Tennessee, also being the same property conveyed to Bill Wheeler Construction Company, Inc. as recorded in Book 3838, page 632, in Register's office, Davidson County, Tennessee.

This conveyance is made subject to a first mortgage, the same being assumed by the Grantees, held by Guaranty Mortgage Company of Nashville, Tennessee, this being an FHA loan number 483-013415-203, and to a second mortgage note executed by the Grantees to the Grantors in the amount of $1,700.00, bearing interest at the rate of 5% per annum, with the note due and payable twelve (12) months from November 25, 1969.

This conveyance is also made subject to all restrictive covenants, easements and set back lines that are of record and therefore, applicable to the above described property.

The escrow account maintained by the Guaranty Mortgage Company in connection with the above described property passes with this conveyance, with the taxes and insurance to be paid therefrom.

This is unimproved ( ) improved (X) property, known as 680 (House Number) Brewer Drive (Street) Nashville (P. O. Address) Tennessee (City or Town) 37211 (Postal Zip)

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. Wherever 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 hand this 30 day of December, 1969

Grover S. Walker

Anna Lou N. Walker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Francis P. Sperry, a Notary Public in and for said County and State, the within named Grover S. Walker and wife, Anna Lou N. Walker, 102 Dahlia Drive, Knoxville, Tennessee, 37918

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 30th day of December 1969.

Commission expires 2-14-73

Francis P. Sperry
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Grover S. Walker and wife,
Anna Lou N. Walker

TO
Tony T. Beal and wife,
Janie D. Beal

A 6 4 6 6 8

IDENTIF. REFERENCE

DEC 30 12 03 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC30 69	CONV	16,968.92			
DEC30 69 S'TAX			B*	44.20	
DEC30 69 PR'FEE			B*	.50	
DEC30 69	W'DEED		B*	3.00	* 47.70