FORM NO. WD-1

BOOK 4433 PAGE 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,784.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1970

Notary Public

MY COMMISSION EXPIRES: 28 October 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. James H. Beale (NAME)	Fidelity Federal Sav & Ln Assn (NAME)	Map 85-13
2922 Knobdale Rd (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	Par. 25
Donelson, Tenn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn (CITY) (STATE) (ZIP)	Plat

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~~ I, Leonard McCree Thornton (a widower),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Beale and wife, Marie B. Beale

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:

Being Lot No. 18 and part of an abandoned street adjoining same on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for said County, described according to survey made by Pete Meyer, Surveyor, March 27, 1946, as follows:

Beginning at a stake in the north margin of Crestwood Road and the West margin of Cliffdale Road; running thence northwestwardly, along the westerly margin of Cliffdale Road; 59.2 feet to a stake; thence north 86° west 196.5 feet to a stake at the southwest corner of Lot No. 19; thence south 4°30' west 100 feet to a stake at the northwest corner of lot No. 17; thence south 86°east 150 feet to a stake at a turn in Crestwood Road; thence with same, north 61°east 97.3 feet to the beginning.

Being the same property conveyed to Leonard McCree Thornton and wife, Anna Parrish Thornton (now deceased) by deed from Grady Fred Murphy and wife, Betty Jean Murphy, as of record in Book 2447, page 293, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a lien evidenced by a deed of trust of record in Book 3245, page 343, in the Register's Office for Davidson County, Tennessee, the obligation to pay which is hereby assumed by the grantors.

This is unimproved ( ) improved (X) property, known as 204 Cliffdale Drive Donelson Tenn 37214
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 23rd day of July, 1970

x Leonard McCree Thornton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard McCree Thornton

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ronelson, Tennessee, this 23rd day of July 19 70

Commission expires 28 October 1976

Frank M. Weems
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

LEONARD McCREE THORNTON

TO

JAMES H. BEALE ET UX

A 8 4 7 5 6

IDENTIF. REFERENCE

JUL 24 1 90 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 24	CONV	15,784.14			
JUL 24	S'TAX		A*	41.08	
JUL 24	PR'FEE		A*	.50	
JUL 24	W'DEED		A*	3.00	* 44.58

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.