BOOK 4434 PAGE 649

# WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | PARCEL NUMBERS |
|---|---|---|
| NOEL BEAN ET UX | HOME FEDERAL SAVINGS & LOAN | Map 83-6 |
| (NAME) 1615 Eastland Ave. | (NAME) L & C Tower | Par. 227 |
| (STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn. | (STREET ADDRESS) Nash. Tenn. | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00)---------- Dollars, CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF RECORD IN BOOK 4379, PAGE 584 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, ROBERT E. YOUNG AND WIFE, BUNNY W. YOUNG

have this day bargained and sold, and do hereby transfer and convey unto the said NOEL BEAN AND WIFE, LINDA G. BEAN

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE PLAN OF MARTHA MARTIN LANDS AS OF RECORD IN BOOK 161, PAGE 101 REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF EASTLAND AVENUE AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO W. K. PORTER AND WIFE BY DEED FROM THE PENN MUTUAL LIFE INSURANCE COMPANY OF RECORD IN BOOK 1247, PAGE 566, SAID REGISTER'S OFFICE; THENCE WITH THE SAID PORTER'S EASTERLY BOUNDARY LINE NORTHERLY 170 FEET; THENCE SOUTHERLY 109.3 FEET TO THE MARGIN OF BENSON AVENUE; THENCE WITH THE WESTERLY MARGIN OF BENSON AVENUE SOUTHERLY 142.62 FEET TO THE NORTHWEST CORNER OF SAID EASTLAND AND BENSON AVENUES; THENCE WITH THE NORTHERLY MARGIN OF SAID EASTLAND AVENUE WESTERLY 108 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT E. YOUNG AND WIFE, BUNNY W. YOUNG, BY DEED FROM R. F. DAVIS AND SALLY O. DAVIS DATED MAY 2, 1957, AND RECORDED IN BOOK 2645, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,700.00

Subscribed and sworn to before me, this the 24th day of July, 19 70

Affiant Noel F Bean

My commission expires 9-14-71 (Affix Seal)

Notary Public Virginia Phillips

This is improved (unimproved) property, known as ..... (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 NOEL BEAN AND WIFE, LINDA G. BEAN

THEIR (successors), heirs and assigns forever. WE covenant that WE ARE 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 SET OUT ABOVE AND 1970 TAXES WHICH GRANTEES ASSUME.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said NOEL BEAN AND WIFE, LINDA G. BEAN

THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 24th day of JULY, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E Young

Bunny W. Young

BOOK 4434 PAGE 650

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Virginia Phillips *a Notary Public in and for said County and State,* ROBERT E. YOUNG AND WIFE, BUNNY W. YOUNG

*the within named 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* 24 *day of* JULY, *19* 70

Virginia Phillips *Notary Public*

*Commission expires* 9-14-71

NOTARY PUBLIC DAVIDSON CO. TENN.

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* .....

| | | | | | |
|---|---|---|---|---|---|
| JUL 28 70 | CONV | 48,700.00 | | | |
| JUL 28 70 | S'TAX | | A* | 48.62 | |
| JUL 28 70 | PR'FEE | | A* | .50 | |
| JUL 28 70 | W'DEED | | A* | 3.00 | * 52.12 |

**WARRANTY DEED.**

FROM
ROBERT E. YOUNG ET UX

TO
NOEL BEAN ET UX

A 8 5 1 1 4

IDENTIF. REFERENCE

JUL 28 3 20 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Home Federal Savings & Loan Association
L & C Tower (ground floor)