WARRANTY DEED

BOOK 4439 PAGE 539

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W. Beals et ux	Guaranty Mortgage Company	Map 150-1
(NAME)	(NAME)	
460 Rural Hill Road	311 7th Avenue North	Par. 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

This instrument was prepared by David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and No/100---------- *Dollars,*

receipt of which is hereby acknowledged and other good and valuable consideration and the assumption by the grantees herein of an unpaid balance of $ 14,445.58 of an original note in the amount of $15,000.00 secured by a deed of trust of record in Book 4174, page 874, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Benno K. Langehenke and wife, Joyce A. Langehenke

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

Paul W. Beals and wife, Charlotte Beals

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 181 Plan of Edge-O-Lake Estates, Section 2, in Book 3600, page 72, Register's Office for said County.
Said Lot 181 fronts 79.63 feet on the southeasterly side of Rural Hill Road and extends back between lines 138.0 feet on the northeasterly line and 145.0 feet on the southwesterly line, to a rear line measuring 83.85 feet.
Being the same property conveyed to Benno K. Langehenke and wife, Joyce A. Langehenke by deed from Robert Allen Kent and wife, Susan B. Kent of record in Book 4319, page 787, Register's Office for Davidson County, Tennessee.

This being made subject to restrictive covenants of record in Book 3811, page 984, Register's Office for said County and easements and set back lines shown in Plan of record in Book 3600, page 72, said Register's Office.

The escrow account held by Guaranty Mortgage Company is hereby transferred to the grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19875.00

Subscribed and sworn to before me, this the 14 day of August, 1970

Affiant Paul W. Beals

My commission expires April 15, 1971 (Affix Seal)

Notary Public Hugh J. Bradley

This is ~~unimproved~~ ( ) property, known as 460 (House Number) Rural Hill Road (Street) P. O. Address: Nashville, Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Paul W. Beals and wife, Charlotte Beals

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 above set out, and for the 1970 State and County taxes which have been pro-rated and are hereby assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Paul W. Beals and wife, Charlotte Beals, their

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

Witness our hand s this 14 day of AUGUST, 1970, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Benno K. Langehenke

x Joyce A. Langehenke

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Billy Joe Burrow, *a Notary Public in and for said County and State,* DAVIDSON TENNESSEE Benno K. Langehenke and Joyce A. Langehenke, *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* 14 *day of* AUGUST, *19*70.

Billy Joe Burrow, *Notary Public*

Commission expires 5/15/73

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 .....

AUG 18 70 CONV 19,875.00
AUG 18 70 S'TAX A* 51.74
AUG 18 70 PR'FEE A* .50
AUG 18 70 W'DEED A* 3.00 * 55.24

WARRANTY DEED

FROM
Benno K. Langehenke et ux
TO
Paul W. Beals et ux

File: Union Trust Co. box.

A 87305

IDENTIF. REFERENCE

AUG 18 3 22 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