WARRANTY DEED

DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	
Mr. & Mrs. Leon N. Beard	Same	MAP 82-12
(NAME) 1506 Riverwood Drive	(NAME) BOOK 4440 PAGE 830	PARCEL 355
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	" 354
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and ---------- 00/100 ($10.00) ---------- *Dollars,* cash in hand paid by the grantees; Leon N. Beard and wife, Ruth Beard, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of two Deeds of Trust, to-wit: (1) to First Federal Savings & Loan Association of Lebanon, of record im Book 3891, page 812; and (2) to First Federal Savings & Loan Association of Nashville, of record in Book 3991, page 588, Register's Office for Davidson County, Tennessee; payable as therein specified;

JAMES M. FISCHER, JR. and ROBERT D. SHORT, JR., as tenants in common,

have this day bargained and sold, and do hereby transfer and convey unto the said LEON N. BEARD AND WIFE, RUTH BEARD

their *(successors), heirs and assigns,*

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

Tract No. 1: Being Lot No. 20 on the Plan of Mrs. Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.
Said Lot No. 20 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.
Being the same real property conveyed to Castleman Construction Company, by deed from R. B. Wellborn, of record in Book 3641, page 416, R.O.D.C., Tennessee.

Tract No. 2: Being Lot No. 21 on the Plan of Jane A. M. Davis' Addition to the City of Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.
Lot No. 21 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.
Being the same real property conveyed to Castleman Construction Company, by deed from Jasper Leslie Wilson and wife, of record in Book 3099, page 329, Register's Office for said County, and being the same property conveyed to James M. Fischer, Jr., and Robert D. Short, Jr., by deed from Castleman Construction Company, by deed of record in Book _____, page _____, 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 $ 81,300.00

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

Affiant

My commission expires: February 3, 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 945-947 Woodland Street, Nashville, Tennessee (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 JAMES M. FISCHER, JR., AND ROBERT D. SHORT, JR., as tenants in common 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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* LEON N. BEARD AND WIFE, RUTH BEARD, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* August, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph M. Fischer Jr.

Robert D. Short Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rachael H. McMeen, *a Notary Public in and for said County and State,* JAMES M. FISCHER, JR., AND ROBERT D. SHORT, JR.

*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* 24th *day of* August, *19*70.

Rachael H. McMeen
Notary Public

Commission expires February 3, 1974

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 .....

WARRANTY DEED

FROM

JAMES M. FISCHER, JR., AND
ROBERT D. SHORT, JR.

To

LEON N. BEARD AND WIFE,
RUTH BEARD

187904

IDENTIF. REFERENCE

AUG 25 10 14 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG25'70	CONV	81,300.00			
AUG25'70	S'TAX		A*	211.38	
AUG25'70	PR'FEE		A*	.50	
AUG25'70	W'DEED		A*	3.00	* 214.88

Compliments of

Guaranty Title

Office of

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