BOOK 4459 PAGE 141

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William L. Beard, et ux	Same First Federal Savings	MAP 130-7-27
(NAME)	& Loan Association of Nashville	
4403 Harding Place	4th and Union Street	PAR BM 08435
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by William L. Beard and wife, Cheryl P. Beard, and the assumption by purchaser of the indebtedness secured by Trust Deed to T. I. Holman, Jr., Trustee, of record in Book 4054, page 101, Registers Office for Davidson County, Tennessee, evidenced by a note to First Federal Savings & Loan Association, payable in monthly instalments, and other good and valuable considerations, receipt of which is acknowledged, We, Randal E. Brown and wife, Jane K. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said William L. Beard and wife Cheryl P. Beard, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Bransford Realty Company's Subdivision of Lots 57, etc., in the New Golf Club Addition, as of record in Book 421, page 149, Register's Office for said County.

SAID Lot No. 3 fronts 60 feet on the southerly side of Harding Place and runs back between lines, 255 feet on the easterly line and 246 feet on the westerly line to a dead line in the rear, measuring 59.28 feet thereon.

BEING the same property conveyed to Randal E. Brown, unmarried, by deed from Murphree Realty Company, of record in Book 4054, page 100, Register's Office for Davidson County, Tennessee.

This instrument prepared by Louis Farrell, Jr., Parkway Towers, Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 12th day of November 1970

Affiant William L. Beard

My commission expires: 11-3-71 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 4403 (House Number) Harding Place (Street) P. O. Address: Nashville, Tenn. 37205 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William L. Beard and wife, Cheryl P. Beard, their *(successors), heirs and assigns forever.* we do *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 for 1970 Metro Taxes, assumed by purchaser we do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William L. Beard and wife Cheryl P. Beard, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 12th *day of* November, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jane K. Brown

Randal E. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Pickens, *a Notary Public in and for said County and State,* Randal E. Brown and Jane K. Brown

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 12th *day of* November, *19* 70.

George W. Pickens
Notary Public

Commission expires November 3, 1971

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 .....

NOV 13 70	CONV	20,000.00			
NOV 13 70	S'TAX		A*	52.00	
NOV 13 70	PR'FEE		A*	.50	
NOV 13 70	W'DEED		A*	3.00	* 55.50

WARRANTY DEED

FROM
Randal E. Brown
TO
William L. Beard

A 96292

IDENTIF. REFERENCE

Nov 13 1 27 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

GEO. I. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

Compliments of

Guaranty Title

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