THIS INSTRUMENT WAS PREPARED BY
JOHN S. BOYLE, ATTORNEY
425 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Fred W. Beaufait, et ux (NAME)	SAME BOOK 4475 PAGE 784	Map 145-6
5852 Beauregard Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Six Thousand----------
----------($6,000.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged;

We, Frank J. Hostettler, Jr., and wife, Margaret R. Hostettler

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

Fred W. Beaufait and wife, Lois E. Beaufait, their

heirs and assigns,

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

Being Lot No. 36 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, Page 255, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Beauregard Drive at the common corner of Lots Nos. 35 and 36; thence with the line between said two lots, northerly 349.0 feet; thence easterly 269.2 feet to the northwesterly corner of Lot No. 37; thence southerly 396.0 feet to the beginning of a curve; thence around said curve having a radius of 70.8 feet southwesterly 45.6 feet to the northerly margin of Beauregard Drive; thence with the northerly margin of said drive, westerly 120.3 feet to the point of beginning.

Being the same property conveyed to Frank J. Hostettler, Jr., and wife, Margaret R. Hostettler, by deed of record in Book 4385, Page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements set out in instruments of record in Book 3574, Page 303; Book 4225, Page 185; Book 3842, Page 255, Register's office of Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 6000.00

Subscribed and sworn to before me, this the 21st day of January 1971

My commission expires: August 5, 1972 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 5852 Beauregard Drive, 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

Fred W. Beaufait and wife, Lois E. Beaufait, their

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 Fred W. Beaufait and wife, Lois E. Beaufait, their heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 2 day of January, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank J. Hostettler Jr.

Margaret R. Hostettler

BOOK 1475 PAGE 785

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Frank J. Hostettler, Jr., and wife, Margaret R. Hostettler

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 22nd *day of* January, *19* 71.

Mrs. Max J. Kennedy *Notary Public*

Commission expires 2-5-71

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 .....

Return to:
A. H. Johnson
1408 Parkway Terrace
Nashville, Tenn.

JAN25 71	CONV	*6,000.00			
JAN25 71	S'TAX		A*	15.60	
JAN25 71	PR'FEE		A*	.50	
JAN25 71	W'DEED		A*	3.00	* 19.10

WARRANTY DEED

FROM
FRANK J. HOSTETTLER, JR., ET UX

TO
FRED W. BEAUFAIT, ET UX

302966

IDENTIF. REFERENCE

JAN 25 1 53 PM '71

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