This Form furnished by Attorneys Title Company, Inc.

BOOK 4495 PAGE 92

Form No. WD-2

FROM

James W. Schick, Jr., et ux,

Shirley A. Schick

TO

Kelsey D. Beard

For draftsman's use

THIS INSTRUMENT WAS PREPARED BY

John G. Doak, Attorney
2525 Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey D. Beard (NAME)	Fidelity Federal Sav. & Loan Assc. (NAME)	Map 136-11
3714 Edgewater Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 18
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

R 11748

(FOR REGISTER'S USE)

1 IDENTIF. REFERENCE

APR 21 9 09 AM '71

FILED AND RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 27,255.38 Kelsey D Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March 1971.

Diane B Tice
Notary Public

MY COMMISSION EXPIRES May 22, 1972

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including Grantees' agreement to assume and pay the balance of the mortgage indebtedness on the premises to Fidelity Federal Savings & Loan Assoc., of record in Book 4395, page 77, Register's Office for Davidson County, Tennessee dated January 30, 1970, in the original principal amount of 24,997.32.

We, James W. Schick, Jr. et ux, Shirley A. Schick, the grantors, have bargained and sold, and by these presents do transfer and convey unto the said Kelsey D. Beard, the grantee, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Priest Lake Park, Section Two, of record in Book 4175, page 56, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Edgewater Drive, the common corner of Lots 32 and 33; thence along said margin southerly 56.0 feet to a point, the beginning of a curve; thence around said curve 78.54 feet; thence continuing along said margin southeasterly 90.0 feet, the southwesterly corner of Lot No. 34; thence northeasterly along the common line between said Lots 33 and 34 106.0 feet; thence northwesterly along the common line between said Lots 32 and 33 ~ 140.0 feet to the point of beginning.

BEING the same property conveyed to James W. Schick, Jr., and wife, Shirley A. Schick by deed from Pathfall Corporation, of record in Book 4395, page 75, Register's Office for Davidson County, Tennessee.

Mail to: American Realty Co.
2521 Sec. O. Lake Dr.
Nashville, Tennessee

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unimproved ( )
This is improved ( ) property, known as 3714 Edgewater Drive - Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelsey D. Beard, the Grantee heirs and assigns, forever.

And We do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, James W. Schick, Jr., et ux, Shirley A. Schick, the grantors, do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 12 day of March, 1971

James W. Schick, Jr.

Shirley A. Schick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Schick, Jr. et ux, Shirley A. Schick

the 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 12 day of March, 1971.

Irene B. Boggs, Notary Public.

Commission expires 5-21-73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared CONV 27,299.30, with whom I am personally acquainted, and who, upon oath, acknowledged APR 21 '71 TAX A* 70.98, APR 21 '71 RECFEE A* .50, APR 21 '71 W DEED A* 3.00 * 74.48, 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 himself as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....