Prepared by: Stephen L. Edwards, Attorney at Law, Plaza Professional Bldg. Madison, Tennessee 37115

# WARRANTY DEED

BOOK 4502 PAGE 171

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| William L. May et ux | - Same - | Map 44-15 |
| (NAME) | (NAME) | Pcl. 313 |
| 1544 Cotton Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Birmingham, Alabama 35211 | | Pal |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND No/100----($10.00)----

---------- *Dollars,*

cash in hand paid by William L. May and wife, Roberta A. May, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Alex Newsom Beavers, Executor of the Last Will and TEstament of W. A. Beavers, deceased, which will is of record in Will Book _____, page _____, Probate Court for Davidson County, Tennessee, probated April 13, 1971, under Rule No. 55755, with full power to sell the deceased's real property,

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

Being Lot No. 106, Section "C", Village of Old Hickory, as shown on a plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for said County;
Said Lot No. 106 fronts 84.3 feet on the easterly margin of Berry Street and extends back between lines 65.3 feet to the westerly line of Lot No. 100, measuring 85 feet thereon, and containing 0.13 acres, more or less.

Being the same property conveyed to W. A. Beavers and wife, Agatha Beavers, by deed from R. A. Parker et ux, of record in Book 1732, page 46, said Register's Office. Agatha Beavers conveyed her interest to W. A. Beavers by deed of record in Book 3504, page 61, said Register's Office.

W. A. Beavers, deceased, died testate March 29, 1971, a resident of Davidson County, Tennessee, and leaving a will bearing date of October 17, 1966, wherein Alex Newsom Beavers was nominated as Executor. Said will was probated April 13, 1971 under Rule No. 55755, Probate Court of Davidson County, Tennessee; wherein said Executor, Alex Newsom Beavers, was given full power to sell decedent's real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 14th day of May, 19 71

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 1209 Berry Street, Old Hickory, Tennessee 37138
(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* WILLIAM L. MAY and wife, ROBERTA A. MAY, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, as Executor of the Last Will and Testament of W. A. Beavers, deceased, and not individually, *to warrant and forever defend the title to said real estate to said* WILLIAM L. MAY and wife, ROBERTA A. MAY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 14th *day of* May, 1971., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alex Newsom Beavers Extr. of the Estate of W.A. Beavers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Undersigned, *a Notary Public in and for said County and State,* Alex Newsom Beavers

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, *Tennessee, this* 14th *day of* May, *19*71

*Commission Expires* May 6, 1973 *Notary Public*

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 .....*

| | | | | | | |
|---|---|---|---|---|---|---|
| MAY 17 71 | CONV | *7,000.00 | | | | |
| MAY 17 71 | S'TAX | | A* | 18.20 | | |
| MAY 17 71 | PR'FEE | | A* | .50 | | |
| MAY 17 71 | W'DEED | | A* | 3.00 | * | 21.70 |

RETURN TO: RAMSAY REALTY
P. O. BOX 262 MADISON TENN. 37115

**WARRANTY DEED**

FROM
Alex Newsom Beavers, Executor

TO
William L. May and wife,
Roberta A. May

B 14943

IDENTIF. REFERENCE

MAY 17 10 45 AM '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