FORM NO. WD-1

BOOK 1502 PAGE 347

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 1971

Notary Public

MY COMMISSION EXPIRES: 12/14/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tenessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josie E. L. Beard (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	Map 72-13
3425 DaKota Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par. 133
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerald V. Peiser and wife, Tamara D. Peiser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josie E. L. Beard, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 151 on the Plan of Hortense Place, Subdivison, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 151 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

BEING part of the same property conveyed to Jerald V. Peiser, by deed from Pearl H. Reynolds, of record in Book 4435, page 209, Register's Office for Davidson County, Tennessee.

Tamara D. Peiser, the wife, of Jerald V. Peiser, joins in the execution of this instrument for thepurpose of conveyeing any right, title or interest which she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 3425 DaKota Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of May, 19 71

Jerald V. Peiser

Tamara D. Peiser

STATE OF TENNESSEE
Davidson County

BOOK 4502 PAGE 348

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerald V. Peiser and wife, Tamara D. Peiser

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 8th day of May 19 71

Commission expires April 22, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JERALD V. PEISER, ET UX

TO
JOSIE E. L. BEARD, UNMARRIED

B 15006

IDENTIF. REFERENCE

MAY 17 2 22 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
Josie E. L. Beard
3425 Dakota Ave
Nashville, Tenn.

MAY 17 71	CONV	16,300.00			
MAY 17 71	S TAX		A*	42.38	
MAY 17 71	PR FEE		A*	.50	
MAY 17 71	W DEED		A*	3.00	* 45.88