WARRANTY DEED

BOOK 4523 PAGE 765

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hayes M. Beard (NAME)	Hayes M Beard (NAME)	119-111
317 East Morton (STREET ADDRESS OR ROUTE NUMBER)	6220 Jocelyn Hillwood (STREET ADDRESS)	Par. 216
Nashville (CITY) 37211 (P. O. ZONE) Tenn (STATE)	Nashville (CITY) Tenn (ZONE) (STATE)	3 Br 6 1/2 - 31425 Sm

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4302 page 459, Register's Office for Davidson County, Tennessee.

We, Charles Dornan and wife, Betty L. Dornan

have this day bargained and sold, and do hereby transfer and convey unto the said Hayes M. Beard and wife, Betsy H. Beard their ~~XXXX~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property as of record in Book 421, page 134, Register's Office for said County.

Said Lot 12 fronts 50 feet on the southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Charles Dornan and wife, Betty L. Dornan by deed from Coventional Builders, Inc. of record in Book 4316, page 699, Register's Office for Davidson County, Tennessee.

Sewer easement reserved on east side of lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,100

Subscribed and sworn to before me, this the 23 day of July 1971

My commission expires: Nov. 1, 1972 (Affix Seal)

Affiant Hayes M. Beard

Notary Public Edward W. Heid

This is improved ( ) unimproved ( ) property, known as ..... (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 Hayes M. Beard and wife, Betsy H. Beard, their ~~XXXXX~~ (successors), 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Hayes M. Beard and wife, Betsy H. Beard, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23 day of July, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Charles Dornan

x Betty L. Dornan

This Instrument Was Prepared By

Phillip Saindon (gbl)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward W. Hill, *a Notary Public in and for said County and State,* Charles Dornan and wife, Betty L. Dornan *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* 23 *day of* July, *19* 71

Edward W. Hill
Notary Public

Commission expires Nov. 1, 1972

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 .....

ED HILL REALTY CO,
2221 NOLENSVILLE RD,

WARRANTY DEED

FROM
CHARLES DORNAN, ET UX
TO
HAYES M. BEARD, ET UX

3 2 4 5 2 1

IDENTIF. REFERENCE

JUL 28 8 25 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 28??	CONV	*9,000.00			
JUL 28??	S'TAX		A*	23.40	
JUL 28??	P&F FEE		A*	.50	
JUL 28??	W'DEED		A*	4.00	* 27.90

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