This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3824 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC 165173

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
160-3-3 PW	Miss Frances E. Thompson	Kimbrough-Kavanaugh & Associates Parkway Towers Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-35110	5412 Anchorage Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 4,1962, in the original principal sum of $22,300.00, payable to Kimbrough-Phillips Company, in monthly installments of $123.32, including interest as set forth in said note, and being secured by a deed of trust executed by Clarence D. Beech,Jr., and wife to Miller Kimbrough, Trustee, as of record in Book 3512, page 245,

CLARENCE D. BEECH, JR., and wife, JEANNE B. BEECH hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANCES E. THOMPSON, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 309 on the Plan of Haileywood Estates, Section 8-C, as of record in Book 3106, page 78.

Said Lot No. 309 fronts 94.0 feet on the southwesterly side of Anchorage Drive, and extends back 231.0 feet on the northwesterly line and 198.2 feet on the southeasterly line, to a dead line on which it measures 100.0 feet.

Being the same property conveyed to Clarence D. Beech, Jr., and wife, Jeanne B. Beech, by deed from C. Turney Stevens and wife, Jeanne Stevens, as of record in Book 3464, page 597.

This conveyance is made subject to restrictions of record in Book 3339, page 54.

AUG-9	CONV	31,500.00			
AUG-9	S'TAX		A*	81.90	
AUG-9	P&'FEE		A*	.50	
AUG-9	W'DEED		A*	4.00	* 86.40

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of July, 1971.

Jeanne B. Beech
Jeanne B. Beech

Clarence D. Beech, Jr.
Clarence D. Beech, Jr.

BOOK 4527 PAGE 174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarence D. Beech, Jr., and wife, Jeanne B. Beech 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, the 30th day of July, 1971.

Notary Public

My commission expires: May 15, 1973

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Frances E. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1971

MY COMMISSION EXPIRES: May 15, 1973 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:mas

FROM CLARENCE D. BEECH, JR., AND WIFE

TO FRANCES E. THOMPSON, unmarried

B 26023

IDENTIF. REFERENCE

AUG 9 11 16 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

Notary Public

My commission expires: