BOOK 4530 PAGE 403 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 71.

Notary Public

MY COMMISSION EXPIRES: May 6, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MURIEL ROBINSON, Attorney, 213 Third Ave., No., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Biggs, et ux (NAME)	Charles L. Biggs (NAME)	Map 53-3
1311 Berry Street (STREET ADDRESS OR ROUTE NUMBER)	1311 Berry Street (STREET ADDRESS)	Par 107
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Old Hickory, Tenn. 37138 (CITY) (STATE) (ZIP)	04D-40655

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, A. N. Beavers, Sr. and wife, Mary C. Beavers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Biggs and wife, Frances I. Biggs

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:

BEING Lot No. 127 of Section "C" on the Plan of E. I. DuPont DeNemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for said County.

SAID Lot No. 127 fronts 57 feet on the easterly side of Berry Street and extends back 65.3 feet on the northerly line and 65.2 feet on the southerly line to the westerly line of Lot No. 116, measuring 57 feet thereon.

BEING the same property conveyed to A. N. Beavers, Sr. and wife, Mary C. Beavers, from James R. Spurlock and wife, Hallie C. Spurlock by warranty deed of record in Book 4233, Page 575, R.O.D.C., Tennessee.

THIS conveyance is made subject to a Deed of Trust, Easements of record in Book 1728, Page 632, Book 626, Page 556, Book 662, Page 743, and the Restrictions of record in Book 2447, Page 151, all of record in the Register's Office for Davidson County, Tennessee.

As part of the consideration, the said grantees agree to assume and promise to pay the unpaid balance of an indebtedness secured by a deed of trust of record in Book 3142, page 297, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1311 (House Number) Berry Street (Street) Old Hickory, Tennessee (P. O. Address) 37138 (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 hands this 12th day of August, 19 71

X A. N. Beavers, Sr.

X Mary C. Beavers

STATE OF TENNESSEE
Davidson County

BOOK 4530 PAGE 404

Personally appeared before me, Mozell C. Brown, a Notary Public in and for said County and State, the within named A. N. Beavers, Sr. and wife, Mary C. Beavers

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 13th day of August 19 71

Commission expires May 6, 1972

Mozell C. Brown
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

RETURN TO: RAMSAY REALTY
P. O. BOX 262 NASHVILLE, TENN. 37202

WARRANTY DEED

FROM

A. N. BEAVERS, SR., ET UX

TO

CHARLES L. BIGGS, ET UX

B 27497

IDENTIF. REFERENCE

AUG 19 8 46 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 19 71	CONV	*7,000.00			
AUG 19 71	S'TAX		A*	18.20	
AUG 19 71	PR'FEE		A*	.50	
AUG 19 71	W'DEED		A*	4.00	* 22.70