BOOK 4533 PAGE 565

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC-161927

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-123	Mr/Mrs. Carl H. Bean same as below	Murphree Mortgage Company 24th Floor - L & C Tower Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. B 2670602
13D-13735	3216 Holland Lane	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 February 17, 1965, in the original principal sum of $10,300.00, payable to Murphree Mortgage Company, in monthly installments of $56.89, including interest as set forth in said note, and being secured by a deed of trust executed by Albert W. Douglas and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3864, page 109, said debt having since been assigned to Beneficial Mutual Savings Bank, as of record in Book 3866, page 276,

HORACE U. HENLEY and THOMAS B. VAUGHN
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL H. BEAN and wife, PEARL E. BEAN,

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. 296 on the Plan of Section Two, Bordeaux Hills, as of record in Book 3600, page 7.

Said Lot No. 296 fronts 60.0 feet on the northeasterly margin of Holland Lane and extends back 117.15 feet on the northwesterly line and 113.35 feet on the southeasterly line to a dead line in the rear, on which it measures 60.06 feet.

Being the same property conveyed to Horace U. Henley and Thomas B. Vaughn, by deed from Paul R. Frazier and wife, Judy Cravens Frazier, as of record in Book 4480, page 406.

This coveyance is made subject to restrictions of record in Book 3537, page 105.

AUG31F	CONV	12,950.00			
AUG31FS'TAX			A*	33.54	
AUG31FPR'FEE			A*	.50	
AUG31F	W'DEED		A*	4.00	* 38.04

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, and except for 1971 Taxes, which have been prorated and assumed by the Buyers.

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 17th day of August, 1971.

Thomas B. Vaughn
Thomas B. Vaughn

Horace U. Henley
Horace U. Henley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Horce U. Henley and Thomas B. Vaughn

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 17th day of August, 19 71.

My commission expires: July 23, 1974

Notary Public

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____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 19 71

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF:rab

FROM

HORACE U. HENLEY, ET AL

TO

CARL H. BEAN AND WIFE,

PEARL E. BEAN

328968

IDENTIF. REFERENCE

AUG 31 3 55 PM '71

FELIX E. ROBSON III REGISTER
DAVIDSON COUNTY, TENN.

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

File Reau Folk

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____.

My commission expires:

Notary Public