BOOK 4545 PAGE 750 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 71.

Notary Public

MY COMMISSION EXPIRES: May 21, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter S. Beard (NAME)	Walter S. Beard (NAME)	Map 83-2
1923 Pinehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	1923 Pinehurst Drive (STREET ADDRESS)	Par. 190
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	mp

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, Orville Kronk and wife, Iris A. Kronk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter S. Beard and wife, Bessie Mai Beard

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. 103 on the Plan of E. T. Brown's Subdivision of Lots Nos. 21-26, inclusive, Brownsville Addition, as of record in Book 332, page 91, Register's Office for said County.

Said Lot No. 103 fronts 50 feet on the southerly side of Douglas Avenue, and runs back between parallel lines 151 feet, more or less, to an alley.

Being the same property conveyed to Orville Kronk and mother, Rena J. Kronk, by deed from Betty J. McDonald, as of record in Book 4037, page 712, Register's Office for Davidson County, Tennessee. The said Rena J. Kronk having since died.

The said Orville Kronk and Orville W. Kronk being one and the same person.

This is ( ) unimproved (X) improved property, known as 1604 Douglas 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 15th day of October, 19 71

Orville W. Kronk

Iris A. Kronk

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Orville Kronk and wife, Iris A. Kronk

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 15th day of October 1971.

Commission expires May 15, 1973

Jo Ann Smith
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
ORVILLE KRONK AND WIFE,

IRIS A. KRONK

TO
Walter S. Beard and wife,

Bessie Mai Beard

B 34620

IDENTIF. REFERENCE

OCT 18 2 21 PM '71

FELIX D. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 18	CONV	*7,775.00			
OCT 18	S TAX		A*	20.28	
OCT 18	PR FEE		A*	.50	
OCT 18	DEED		A*	4.00	* 24.78