THIS INSTRUMENT PREPARED BY CAMP & CAMP, ATTORNEYS-AT-LAW

SPARTA, TENNESSEE

Buyer Miss Gladys Beasley ← mail to
& Tax Bills 123 Rayon Drive, Old Hickory, Tennessee

WARRANTY DEED

Ambrose-Nashville

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For and in Consideration of the sum of SEVEN THOUSAND

--------($7,000.00) ---------- **Dollars,**

paid and to be paid by GLADYS BEASLEY, a single person, as will be hereinafter set out, we,

E. L. DENTON AND WIFE, ADDIS MAY DENTON,

MAR20'72	CONV	*7,000.00				
MAR20'72	S'TAX		A*	18.20		
MAR20'72	PR'FEE		A*	.50		
MAR20'72	W'DEED		A*	6.00	*	24.70

have bargained and sold, and by these presents do transfer and convey unto the said

GLADYS BEASLEY, her **heirs and assigns, a certain tract**

or parcel of land in Davidson **County, State of Tennessee, as follows:**

BEING LOT NO. 237 on the map of a part of Rayon City, Old Hickory, Tennessee, as of record in Book No. 843, page 13, in the Register's Office for Davidson County, Tennessee. Said lot 237 fronts 50 feet on the southeasterly side of Rayon Drive and runs back 149 feet on the northeasterly line, and 154.7 feet on the southwesterly line to a 12.5 foot reserved strip and measures 50.25 feet thereon.

Said lot is further designated:

MAP AND PARCEL NO. 44 - 9 30.

The real estate above described was conveyed to E. L. Denton and wife, Addis May Denton, by William Sidney Graham and wife, Elizabeth Graham, by deed dated May 29, 1946, and recorded in Book No. 1403, page 593, in the Register's Office for Davidson County, Tennessee, same having been filed for record on July 6, 1946, at 11:41 A.M.

Taxes for the year 1972 are assumed by the purchaser.

Of the consideration hereinabove set out, the purchaser has paid in cash the sum of $1,000.00, the receipt of which is hereby acknowledged, and for the balance of consideration she has executed and delivered her one (1) promissory note of even date herewith in the principal sum of $6,000.00, payable in six (6) annual installments of $1,000.00 each, plus interest at the rate of six (6%) percent per annum, payable annually, the first of such payments to become due and payable on or before the 22nd day of January, 1973, and a like payment on the 22nd day of January of each and every succeeding year until the entire unpaid balance, including interest, shall have been fully paid; and provided that in the event of default in the payment of any annual installment as herein set out for as much as 30 days, the owner or holder of the note may declare the entire unpaid balance due and payable and proceed to the foreclosure of the vendors' lien herein retained.

A vendors' lien is expressly retained upon the real estate herein conveyed to secure and make certain the payment of the unpaid balance of purchase money plus interest.

T
IDENTIF. REFERENCE

MAR 20 11 11 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GLADYS BEASLEY, her heirs and assigns, forever. And we do covenant with the said GLADYS BEASLEY that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. [illegible]

Witness our hands, this 21st day of JANUARY, 19 72.

E L Denton
Addie May Denton

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE
WHITE COUNTY

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FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 7,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Gladys Beasley
Affiant

Subscribed and sworn to before me this the 20th day of March, ~~196~~ 197

J. Head
Notary Public or Register
Dep Register

My Commission Expires .....

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE WHITE COUNTY

Personally appeared before me, CLARABEL ENGLAND, a Notary Public in and for said County and State, the within named

E. L. DENTON AND WIFE, ADDIS MAY DENTON,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

CLARABEL ENGLAND NOTARY PUBLIC WHITE COUNTY, TENN.

Witness my hand and official seal, at Sparta
Tennessee, this 21st day of January, 1972

My Commission Expires January 16, 1974. Clarabel England
Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., page.....; that they were received....., 19...., at.....o'clock....M., and entered in Note Book ....., Page.....

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