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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$13,950.00 *James Beasley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1972

Robert L. Wells
Notary Public Robert L. Wells

MY COMMISSION EXPIRES: 5/5/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BEASLEY Jr. etux (NAME)	Mortgage Associates, Inc. (NAME)	23W 17145
414 Avondale Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	83-10
Nashville, Tenn 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	86

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 F. B. HELTON, (a widower)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BEASLEY Jr. etux GLENDA S. BEASLEY

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 being in Davidson County, Tennessee, being Lots Nos. 140, 141 and 142 on the Plan of McEwen Place of record in Book 332, Page 133, Register's Office for said County.

SAID land fronts 90 feet on the Easterly side of Avondale Avenue and runs back between parallel lines 128 feet to a dead line

BEING the same property conveyed to F. B. Helton etux Ruth Helton (now deceased) by deed from J. J. McCormick etux Vallie Coffman McCormick of record in Book 1261, Page 592, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 635, Page 715, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 414 Avondale Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 my hand this 17th day of July, 1972

F. B. Helton

F. B. Helton

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert L. Wells, a Notary Public in and for said County and State, the within named F. B. Helton

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 19 72

Commission expires 5/5/76

Robert L. Wells Notary Public

~~STATE OF TENNESSEE~~
~~Davidson County~~

~~Before me~~, ~~a Notary Public within and for the State and County aforesaid, personally~~ appeared ~~and~~ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the ~~and~~ respectively of the ~~the within named bargainor, and corporation, and that (he)~~ as such (they) ~~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 F. B. Helton

TO James A. Beasley, Jr./etux Glenda S. Beasley

B 6 8 8 3 7

IDENTIF. REFERENCE

JUL 25 4 00 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUL 25 72	CONV	13,950.00		
JUL 25 72	S'TAX		A* 36.14	
JUL 25 72	PR'FEE		A* .50	
JUL 25 72	W'DEED		A* 4.00	* 40.64

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