This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Road South
Madison, Tennessee 37115

BOOK 4645 PAGE 463

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Walter Step Beard, et ux.	Same	MAP 72-13
(NAME) 1106 E. Douglas Avenue	(NAME)	PAR. 425
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	m.p
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths - ($10.00)---------- Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness which is secured by a deed of trust of record in Book 4379, page 881, Register's Office, Davidson County, Tennessee,

We, CECIL Y. DUKE and wife, ADA DUKE,

have this day bargained and sold, and do hereby transfer and convey unto the said WALTER STEP BEARD and wife, BESSIE MAI BEARD, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of the Eastland Baptist Church Subdivision of Block "B" and "C" of Young Wilhoite's Plan of the Douglas property, as of record in Book 421, page 155, Register's Office for said County.

Said Lot No. 15 fronts 51-1/2 feet on the southerly side of Douglas Avenue and runs back 119-1/2 on the easterly line and 109 feet on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Cecil Y. Duke and wife, Ada Duke, by deed from William F. Nelson and wife, Georgia W. Nelson, of record in Book 4379, page 879, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 10 day of October 19 72

Affiant

My commission expires: 2-3-74 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as ____ (House Number) ____ Douglas Avenue (Street) ____ Nashville (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said WALTER STEP BEARD AND WIFE, BESSIE MAI BEARD, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter Step Beard and wife, Bessie Mai Beard, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* October, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil Y. Duke

Ada Duke

BOOK 4645 PAGE 464

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecil Y. Duke and wife, Ada Duke,

the within named 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* 10th *day of* October, *19* 72.

Charles J. Williams
Notary Public

Commission expires 2-3-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

CECIL Y. DUKE, ET UX.

TO

WALTER STEP BEARD, ET UX.

B 7 9 5 5 4

IDENTIF. REFERENCE

OCT 11 10 17 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 11 72	CONV	*7,000.00				
OCT 11 72	S'TAX		A*	18.20		
OCT 11 72	PR'FEE		A*	.50		
OCT 11 72	W'DEED		A*	4.00	*	22.70

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
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CHICAGO, ILLINOIS