BOOK 4680 PAGE 776 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Hayes M. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 73.

Harold Seligman
Notary Public

MY COMMISSION EXPIRES: May 10, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Seligman (NAME) 1704 Parkway Towers Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayes M. &Betsy H. Beard, Jr. (NAME)	Hayes M. &Betsy H. Beard, Jr. (NAME)	92-13, Par 421
6220 Jocelyn Hollow Rd (STREET ADDRESS OR ROUTE NUMBER)	6220 Jocelyn Hollow Rd (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37205 (CITY) (STATE) (ZIP)	

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, Morris Foneroff and wife Estelle G. Foneroff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hayes M. Beard, Jr. and wife Betsy H. 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 Lots Nos. 139 and 140, on the Plan of Hortense Place Subdivision, as of record in Book 161, page 167, Register's Office for said County.

Said Lots Nos. 139 and 140 front together 100 feet on the northerly side of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Morris Foneroff and wife, Estelle G. Foneroff and wife, Estelle G. Foneroff by deed from Calvin A. Buchman and Morris Craft, of record in Book 3815, page 975, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3420 & 3422 Dakota Avenue, Nashville, Tennessee
(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 our hands this 9th day of February, 1973.

Morris Foneroff

Estelle G. Foneroff

BOOK 4680 PAGE 777

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harold Seligman, a Notary Public in and for said County and State, the within named Morris Foneroff and Estelle G. Foneroff

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 9th day of February 1973

Commission expires May 10, 1975

Harold Seligman
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B 94659

IDENTIF. REFERENCE

FEB 13 3 42 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Morris Foneroff and wife

Estelle G. Foneroff

TO
Hayes M. Beard, Jr. and wife

Betsy H. Beard

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

FEB13	CONV	32,000.00				
FEB13	S'TAX		A*	83.20		
FEB13	PR'FEE		A*	.50		
FEB13	W'DEED		A*	4.00	*	87.70