WARRANTY DEED

BOOK 4738 PAGE 790

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.R. Wilkerson, etal (NAME:)	(NAME:)	3D-17885
402 Lorna Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	3D-09400 map 96-9 par. 49 Part 40
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

AUG20 CONV 25,713.98
AUG20 S'TAX A* 66.82
AUG20 PR'FEE A* .50
AUG20 D'DEED A* 6.00 * 73.32

This Instrument Was Prepared By
Denny Pedigo, Jr.
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Chester H. Beaty, Jr. and wife, Sandra Lee Beaty / *have bargained and sold, and by these presents do transfer and convey unto the said* W. R. Wilkerson and Naomi Ford McGuire and to the survivor of them, it being the express intention of grantors herein to vest in the said grantees, a survivorship estate, 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. 152 on the Plan of Woodberry Park, of record in Book 2133, page 117, Register's Office for Davidson County, Tennessee, plus an adjoining tract on the southeast corner of said lot.

Beginning at a point in the southerly margin of Lorna Drive and being the common corner of Lot Nos. 152 and 153, and extending southwardly 208.5 feet to a point; thence eastwardly 100.0 feet to a conrete monument, being the southeast corner of Lot No. 152; thence north 60° 20' east, 22 feet more or less, to a point; thence north 84° 30' east, 63 feet more or less, to a point; thence north 30° 50' west, 125.5 feet more or less, to a point; thence south 59° 10' west, 60.7 feet more or less, to a point in the easterly margin of Lot No. 152; thence northwardly 115.9 feet to a point in the southerly margin of Lorna Drive, being the common corner of Lots Nos. 151 and 152; thence westwardly 94.1 feet along the southerly margin of Lorna Drive to the point of beginning.

Being the same property conveyed to Chester H. Beaty, Jr. and wife, Sandra Lee Beaty by deed from George Romney, Secretary of Housing and Urban Development, of Washington, D. C. acting by and through the Federal Housing Commissioner, of record in Book 4332, page 613, Register's Office for Davidson County, Tennessee.

Possession to be given on or before 30 days from this date.

1973 taxes are assumed by the grantees, which have been prorated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,713.98

Subscribed and sworn to before me, this the 20th day of August 1973

Denny Pedigo, Jr.
Affiant

My commission expires: _____
(Affix Seal)

W. Williams
Notary Public

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. R. Wilkerson and Naomi Ford McGuire their *heirs and assigns, forever.*

And we *do covenant with the said* W. R. Wilkerson and Naomi Ford McGuire *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.*

And we, Chester H. Beaty, Jr. and wife, Sandra Lee Beaty *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. R. Wilkerson and Naomi Ford McGuire, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 18th *day of* August, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Chester H. Beaty, Jr.

Sandra Lee Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey Allen Bridges, a Notary Public in and for said County and State, the within named

Chester H. Beaty, Jr. and wife, Sandra Lee Beaty

the bargainors, 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 18 day of August, 1973.

Dewey Allen Bridges, Notary Public.

Commission Expires 2-1-75

STATE OF
COUNTY OF

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

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

269 IDENTIF REFERENCE AUG 20 10 44 AM '73 FELIX A. HILL DAVIDSON COUNTY, TENN.