THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4789 PAGE 883

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-1-72	Mr/Mrs Billy G. Beaird	Chamberlain Company 620 Lindsay Street at Oak Chattanooga, Tenn. 37402
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 6910
11W-79570	214 37th Avenue, North	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated October 12, 1973, in the original principal sum of $14,150.00, payable to Chamberlain Company, according to the terms and conditions thereof with interest as set out in said note, and being secured by a deed of trust executed by Danny R. Bowling and wife, to Percy Wilkins, Jr., Trustee, of record in Book 4755, page 947,

DANNY R. BOWLING and wife, ANITA G. BOWLING

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLY G. BEAIRD and wife, CAROLYN P. BEAIRD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 150 feet of Lot No. 33 on the Plan of Subdivision of the northwest part of West End Park Land Company Property, as of record in Book 421, page 152.

Said part of said Lot No. 33 fronts 66 feet on the easterly margin of 37th Avenue, North, formerly Pilcher Avenue, and extends back between lines, 150 feet to a dead line.

Being the same property conveyed to Danny R. Bowling and wife, Anita G. Bowling, by deed from James E. White and wife, Sara Jo White, as of record in Book 4755, page 945.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

FEB20	CONV	15,632.78			
FEB20	S'TAX		A*	40.56	
FEB20	P&'FEE		A*	.50	
FEB20	W'DEED		A*	4.00	* 45.06

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1974 taxes which Buyers assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11 day of February, 1974

Anita G. Bowling

Anita G. Bowling

Danny R. Bowling

Danny R. Bowling

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Harlan

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Before me, The undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Danny R. Bowling and wife, Anita G. Bowling

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 ~~XXXXXXXXX~~ Harlan, Kentucky, ~~XXXXXXX~~ Tennessee, this, the 14 day of February, 1974.

Notary Public

My commission expires: My commission expires Aug. 25, 1977

STATE OF Kentucky
COUNTY OF Harlan

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Danny Bowling & wife Anita G Bowling -

the bargainor(s), 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 Harlan Ky, this, the 14 day of February, 1974.

Notary Public

My commission expires: My commission expires Aug. 25, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 15,632.78

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1974

MY COMMISSION EXPIRES: 5/13/75 (AFFIX SEAL)

Notary Public

C 4 2 6 7 9

WARRANTY DEED

FROM

DANNY R. BOWLING AND WIFE

TO

BILLY G. BEAIRD AND WIFE

IDENTIF. REFERENCE

FEB 20 3 22 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

Notary Public