This instrument prepared by: Miller Manier, Atty.
American Trust Bldg.
Nashville, Tenn.
37201

BOOK 4794 PAGE 348

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Beal & wife,	Walter A. Beal	Lot #13
Lela C. Beal 1607 Grand Avenue	(NAME) 1607 Grand Avenue	104-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37212	(STREET ADDRESS) Nashville, Tenn. 37212	130 pal
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five and no/100 ($5.00)----------

----------*DOLLARS*

and other valuable considerations paid to me,

I, Roscoe B. Beal, an unmarried widower,

have bargained and sold, and by these presents do transfer and convey unto the said Walter A. Beal and wife, Lela C. Beal, 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. 13 on the plan of Margaret R. Shields' Subdivision of lots Nos. 5 and 6 in O.B. Hayes Rokeby Addition, as of record in Book 57, page 33, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the southerly side of Grand Avenue, formerly Central Avenue or Hayes Street, and runs back between parallel lines with the westerly margin of an alley, 150 feet to an alley in the rear.

Said property was devised to Mabel Morton by Will of Helen Morton, dated January 13, 1947, probated October 30, 1951, and recorded in Will Book 65, page 202, County Court for said County.

The above property is subject to an easement given to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of the said Metropolitan Government, dated May 3, 1972, giving to the Grantee therein "The perpetual right to enter and to construct, maintain, repair and rebuild underground conduits and one pad mounted electrical transformer; all under, over, upon and across the following described land, to wit:

A 10 foot by 15 foot easement located in Davidson County, Tennessee, being a portion of Lot No. 13 of Margaret R. Shield's Subdivision of Lots No. 5 and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Subscribed and sworn to before me, this the 7th day of March 19 74

Walter A. Beal
Affiant

My commission expires: _____ (Affix Seal)

D. Hicks
Notary Public

D. P. Rogers

No. 6 of O. B. Hayes Plan of Large Lots as of record in Book 57, Page 33, R.O.D.C., and also being a portion of that conveyed to R. B. Beal and Elizabeth C. Beal from Mabel Morton as of record in Book 3071, Page 166, R.O.D.C., and also being a portion of Public Allen No. 437, which has been closed by Council Bill No. 51-491; the easement is shown on Nashville Electric Service Drawing No. LSK 580-A and is described as follows:

Beginning on the westerly margin of a 12-foot alley at the center line of abandoned Alley No. 437; thence in a westerly direction along said center line of abandoned alley 15 feet to a point; thence in a northerly direction 6 feet to a point on the property line of said Lot No. 13; thence continuing in a northerly direction 4 feet to a point; thence in an easterly direction 15 feet to a point on said westerly margin of alley; thence in a southerly direction along said westerly margin 4 feet to a point on the property line of said Lot No. 13; thence continuing along said westerly margin 6 feet to the point of beginning.

There is included in this conveyance the following items of personal property located on the above described premises:

1 2-Ton Model EB 72 Servel All year gas air conditioner, complete with water tower, serial No. 500455
1 Copeland electric water cooler
15 Flourescent lights with 2 bulbs each, approximately 40" length
3 Venetian blinds, 34" long
2 Venetian blinds, 52" long

unimproved ( )
This is improved (X) property, known as 1607 Grand Avenue, Nashville, Tennessee 37212
(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 Walter A. Beal and wife, Lela C. Beal, their *heirs and assigns, forever.*

And I *do covenant with the said* Walter A. Beal and Lela C. Beal *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for the above described utility easement granted to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government.

And I, Roscoe B. Beal *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Walter A. Beal and wife, Lela C. Beal, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe B. Beal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Arnold R. Spruill, a Notary Public in and for said County and State, the within named Roscoe B. Beal

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 day of March, 1974.

Arnold R. Spruill, Notary Public.

ARNOLD R. SPRUILL NOTARY PUBLIC DAVIDSON

MY COMMISSION EXPIRES AUGUST 8, 1977
Commission Expires.....

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.....

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WARRANTY DEED

FROM

Roscoe B. Beal

TO

Walter A. Beal and wife,
Lela C. Beal

C 4 4 7 3 2

IDENTIF. REFERENCE

MAR 7 1 48 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-7Z CONV 20,000.00 A* 52.00
MAR-7ZSTAX .50
MAR-7ZRECFEE 8.00 * 60.50
MAR-7Z DEED

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