BOOK 4798 PAGE 641

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

H. C. DUKE, ET UX

TO

EDNA BEASON

For draftsman's use

Prepared by
Richard Hedgepath
802 - 51st Ave. -
Nashville

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna Beason (NAME)	Same (NAME)	
638 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90-8
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	63 pt

(FOR REGISTER'S USE)

64678

IDENTIF. REFERENCE

MAR 22 3 16 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,000.00 H C Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 19 74

[illegible] HEDGEPATH
Notary Public

MY COMMISSION EXPIRES: 3-10-75

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO. TENN.

For and in Consideration of the sum of Two Thousand ($2,000.00) DOLLARS cash in hand paid receipt of which is hereby acknowledged

we, H. C. Duke and wife, Elizabeth Duke,

have bargained and sold, and by these presents do transfer and convey unto the said Edna Beason

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 24, according to the plan of West Nashville Annex, as of record in Book 332, page 11, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 24 is described as follows: Beginning in the center of Annex Avenue, 450 feet northerly from the intersection of said Avenue and Frisco Avenue, and running thence northerly 50 feet along the center of Annex Avenue; thence at right angles eastwardly 200 feet to the center of an alley; thence westerly at right angles 200 feet to the beginning.

Being part of the same property conveyed to H. C. Duke and wife, Elizabeth Duke by deed from Hattie Scott Nickens of record in Book 3250, page 167, Register's Office of said County.

BOOK 4798 PAGE 645

WD-2

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edna Beason her heirs and assigns, forever.

And we do covenant with the said Edna Beason 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., except as appears of record.

And we, H. C. Duke and wife, Elizabeth Duke do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Edna Beason her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 21st day of March, 1974

x Elizabeth Duke

H. C. Duke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard R. Hedgepath a Notary Public in and for said County and State, the within named H. C. Duke and wife, Elizabeth Duke

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 Tennessee, this 21st day of March, 19 74

Richard R. Hedgepath Notary Public

Commission expires 3-10-75

RICHARD R. HEDGEPATH NOTARY PUBLIC DAVIDSON COUNTY, TN

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 _____.

MAR22 CONV *2,000.00
MAR22 TAX A* 5.20
MAR22 PAYEE A* .50
MAR22 DEED A* 4.00 * 9.70

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

_____, Notary Public.

Commission expires _____