This instrument prepared by: Glendon M. Fisher, Jr., Atty.
Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4826 PAGE 709

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turner C. Beard (NAME:)	Owner (NAME:)	Map 83-10
P-7 860 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 297
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)- -Ten and No/100- *DOLLARS*

cash in hand paid by Turner C. Beard, unmarried, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said Turner C. Beard has assumed and agrees to pay an indebtedness of $3,639.82, which indebtedness is the present principal balance of a vendor's lien note in the original sum of $6,000.00, payable to the order of Lillian Moore Burch and secured by a vendor's lien retained in deed from Lillian Moore Burch to A. Wilson Brown, et ux, of record in Book 4547, page 295, Register's Office for Davidson County, Tennessee,

C 5 9 5 4 8

IDENTIF. REFERENCE

JUN 19 2 46 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

we, A. Wilson Brown and wife, Martha Frances Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Turner C. Beard, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 79 on the Plan of Lockeland, Chadwell Home Place, as of record in book 57, page 135, Register's Office for said County.

Said lot No. 79 fronts 50 feet on the southerly side of Forrest, formerly Morrow Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to A. Wilson Brown and wife, Martha Frances Brown, by deed from Lillian B. Moore Burch, of record in Book 4547, page 295, said Register's Office.

JUN 19 2	CONV	*7,139.82			
JUN 19 2 S TAX			A*	18.46	
JUN 19 2 PR FEE			A*	.50	
JUN 19 2	W DEED		A*	6.00	* 24.96

J B SMITH NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,139.82

Subscribed and sworn to before me, this the 18th day of June 19 74

Turner C. Beard
Affiant

My commission expires: (Affix Seal)

J B Smith
Notary Public

This is unimproved ( ) improved (X) property, known as 1702 Forrest Avenue, Nashville, Tenn.
(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 Turner C. Beard, his *heirs and assigns, forever.*

And we *do covenant with the said* Turner C. Beard *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 stated hereinabove and 1974 taxes which are assumed by the grantee herein.

And we, A. Wilson Brown and wife, Martha Frances Brown, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Turner C. Beard, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* June, *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.*

A. Wilson Brown

Martha Frances Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1826 PAGE 711

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named A. Wilson Brown and wife, Martha Frances Brown,

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 18th day of June, 19 74.

B. Smith, Notary Public.

Commission Expires Commission Expires Aug. 2, 1976.

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.....