This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

BOOK 4827 PAGE 727 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Vivian S. Overstreet	National Mortgage Company	Map 83-7
(NAME) 802 McCarn (STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(NAME) 4041 Knight Arnold Road (STREET ADDRESS) Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	Parcel 69 27W16850

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the balance of a note payable to National Mortgage Company, in the original amount of $14,600.00, and secured by a Deed of Trust of record in Book 4555, page 52, Register's Office for Davidson County, Tennessee,

we, Kenneth Leon Beatty and wife, Barbara Ann Beatty,

have this day bargained and sold, and do hereby transfer and convey unto the said Vivian S. Overstreet,

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 202.5 feet of Lot No. 35 and the westerly 202.5 feet of the southerly 25 feet of Lot no. 36 on the Map of Robert E. Powers Plan of Lots, of record in Book 421, page 56, Register's Office for said County.

SAID parts of said lots front together 97 feet on the easterly margin of McCarn Street, formerly Campbell Avenue, and run back eastwardly 202.5 feet on the northerly side and 202.5 feet on the southerly side along the northerly margin of Tillman Avenue, to a line in the rear measuring 95.0 feet thereon, more or less.

BEING the same property conveyed to Kenneth Leon Beatty and wife, Barbara Ann Beatty by deed from Norman M. Caruthers and wife, Martha J. Caruthers, of record in Book 4555, page 50, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,400.00

Subscribed and sworn to before me, this the 21 day of June 19 74

Kenneth Leon Beatty
Affiant

My commission expires April 26-78 (Affix Seal)

Ezell Dickens
Notary Public

This is improved (X) unimproved ( ) property, known as 802 McCarn Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Vivian S. Overstreet,
her *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Vivian S. Overstreet,
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21 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.*

Kenneth Leon Beatty
Kenneth Leon Beatty

Barbara Ann Beatty
Barbara Ann Beatty

BOOK 4827 PAGE 728

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. C. Richardson, a Notary Public in and for said County and State, Kenneth Leon Beatty and Barbara Ann Beatty

the within named 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, this 21 day of June, 1974

Commission expires April 24-78 E. C. Richardson Notary Public

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.....

JUN 24 74 CONV 17,400.00
JUN 24 74 S'TAX A* 45.24
JUN 24 74 PR'FEE A* .50
JUN 24 74 W'DEED A* 4.00 * 49.74

WARRANTY DEED

FROM

Kenneth Leon Beatty, et ux

TO

Vivian S. Overstreet

60015

IDENTIF. REFERENCE

JUN 24 9 59 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE