BOOK 4865 PAGE 993

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas J. Beauchamp and wife, Sharon A. Beauchamp	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	
724 Harpeth Parkway West	4th and Union	142-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn. 37221	Nashville Tenn. 37219	13
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

JOHN W. VAN OSDOL and wife, MARY L. VAN OSDOL

have this day bargained and sold, and do hereby transfer and convey unto the said

THOMAS J. BEAUCHAMP and wife, SHARON A. BEAUCHAMP

their

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 73 on the Plan of Harpeth Valley Park, S/D, Section I, as of record in Book 3600, page 93, Register's Office for said County.

Said Lot No. 73 fronts 90 feet along the northeasterly margin of Harpeth Parkway West and runs back between parallel lines 225 feet to a line at the rear on which it measures 90 feet.

Being the same property conveyed to John W. Van Osdol and wife, Mary L. Van Osdol by deed from Earl H. Hampton,Jr. and wife, Martha H. Hampton of record in Book 4246, page 421, 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 $ 47,500.00

Subscribed and sworn to before me, this the 1st day of October 19 74

Affiant

My commission expires: My Commission Expires MAY 10, 1976

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 724 Harpeth Parkway West (House Number) (Street) Nashville, Tennessee 37221 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

Thomas J. Beauchamp and wife, Sharon A. Beauchamp

their *(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 for 1974 taxes and restrictions of record in Book 3857, page 858, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas J. Beauchamp and wife, Sharon A. Beauchamp

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 16TH *day of* October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Van Osdol

Mary L. Van Osdol

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. MOG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

OHIO

BOOK 4865 PAGE 994

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ HAMILTON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* John W. Van Osdol

the within named 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* 16th *day of* October, *19* 74.

Commission expires

THOMAS P. FINN
Notary Public, Hamilton County, Ohio
My Commission Expires April 9, 1975

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 .....

OHIO

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary L. Van Osdol, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ CINCINNATI OHIO, ~~Tennessee~~, this 16TH day of October, 1974.

Notary Public

My Commission Expires:

THOMAS P. FINN
Notary Public, Hamilton County, Ohio
My Commission Expires April 9, 1975

NOV-6 CONV 47,500.00
NOV-6 S'TAX A* 123.50
NOV-6 PRFEE A* .50
NOV-6 W'DEED A* 4.00 * 128.00

C 7 7 2 1 1

T
IDENTIF. REFERENCE

Nov 6 10 41 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

021500-5

WARRANTY DEED

FROM
John W. Van Osdol et ux

TO
Thomas J. Beauchamp et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to Gail Pigg