FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60.00

C. J. Beardsworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 1974.

W. W. Williams
Notary Public

MY ~~COMMISSION EXPIRES~~: Notary Reg.
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
H. Stanley Allen, Jr., Attorney, 21st Floor, L & C Tower, Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. J. Beardsworth, Sr. (NAME)	Same (NAME)	MAP 92-13
2403 Abbott Martin Rd. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	PAR 79
Nashville, Tn. 37215 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C. J. Beardsworth, Jr. and wife, Donna B. Beardsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. J. Beardsworth, Sr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 8, Block 1, on the Plan of Charlotte Park Company's 2nd Addition of Record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot fronts 50 feet on the south side of Charlotte Pike or Avenue and runs back between parallel lines along the east margin of 35th Avenue, North 150 feet to an alley in the rear.

Being the same property, of which one-half interest was conveyed to Grantor by Deed of record in Book 4653, page 938, and the remaining one-half conveyed to Grantor by Deed of record in Book 4765, page 306, Register's Office, Davidson County, Tennessee.

Grantee, as full consideration hereof, agrees to assume the indebtedness secured by the Installment Deed of record in Book 4653, page 938, and of record in Book 4777, page 641, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3325 Charlotte Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of October, 19 74

C. J. Beardsworth, Jr.

Donna B. Beardsworth

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jack R. Dykes, a Notary Public in and for said County and State, the within named C. J. Beardsworth, Jr. and wife, Donna B. Beardsworth

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 15 day of October 1974.

Commission expires 2/5/75

Jack R. Dykes
Notary Public

JACK R. DYKES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM C. J. BEARDSWORTH, JR., ET UX

TO C. J. BEARDSWORTH, SR.

C 78618

IDENTIF. REFERENCE

Nov 18 2 22 PM '74

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 18	CONV	50,000.00			
NOV 18	S'TAX		A*	130.00	
NOV 18	PR'FEE		A*	.50	
NOV 18	W'DEED		A*	4.00	* 134.50