115-8 p. 23

THIS INSTRUMENT PREPARED BY
McWILLIAMS, BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN TENN.

BOOK 4911 PAGE 341

FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand Five Hundred ($34,500.00) Dollars, paid and to be paid as follows: $19,825.24 cash in hand paid, the receipt of which is hereby acknowledged, and for the balance, the grantees assume and agree to pay the unpaid principal amount of $14,674.76 due and owing on that certain promissory installment note executed by grantors payable to the order of Fidelity Federal Savings and Loan Association of Nashville as more fully described in the deed of trust of record in Book 4158, page 92, Register's Office of Davidson County, Tennessee, we, JENKINS BEARD AND WIFE, VIRGINIA A. BEARD, have bargained and sold and by these presents do hereby transfer and convey unto ROBERT S. STOCKARD AND WIFE, VELMA H. STOCKARD, their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 75 on the Plan of Brookmeade Subdivision, Section IV, as of record in Book 2133, page 93, Register's Office for said County.
>
> Said lot fronts 111 feet on the southwesterly side of Bresslyn Road, and extends back between lines, 336.9 feet on the northwesterly line and 381.7 feet on the southeasterly line, to a dead line in the rear, measuring 142 feet thereon.
>
> Being the same property conveyed to Jankins Beard and wife, Virginia A. Beard, by deed of Donald C. Orr, et ux., of record in Book 4158, page 91, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the sppurtenances, 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

Buyer & ? Tax bills
Robert Stockard Fidelity Federal
721 Bresslyn Rd. Third Nat'l.
Nashville, Tenn Nashville, Tenn.

good right to convey it and that the same is unencumbered, except by taxes for the year 1975; applicable building and zoning regulations; all matters affecting the subject property as shown on plat of record in Book 2133, page 93, Register's Office of Davidson County, Tennessee; and by the aforesaid lien of deed of trust of record in Book 4158, page 92, said Register's Office.

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.

IN WITNESS WHEREOF, we have hereunto set our hands this the 31st day of March, 1975.

C97692

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IDENTIF. REFERENCE

MAY 9 2 48 PM '75
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TENN.

Jenkins Beard

Virginia Beard

MAY-9[illegible] CONV 34,500.00
MAY-9[illegible] S'TAX A* 89.70
MAY-9[illegible] PR'FEE A* .50
MAY-9[illegible] W DEED A* 4.00 * 94.20

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Ona M. Little, a Notary Public in and for the State and County aforesaid, the within named JENKINS BEARD AND WIFE, VIRGINIA A. BEARD, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31 day of March, 1975.

Ona M. Little
NOTARY PUBLIC

WILLIAMSON COUNTY NOTARY PUBLIC TENN.

My commission expires:
February 30, 1978

Davidson
STATE OF TENNESSEE, ~~WILLIAMSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transfferred, whichever is greater is $ 34,500.00, whichever amount is equal to or greater than the amount which the property transfferred would command at a fair voluntary sale. Affiant [illegible]

Subscribed and sworn to before me this the 9th day of May 1975

~~My commission expires:~~ _____

J. Head
~~Notary Public~~
Dep Register