WARRANTY DEED

BOOK 4989 PAGE 147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Delbert Bean et ux	Nashville Post Office Credit Union	15DA-06810
(NAME) 1012 Iverson Avenue	(NAME) P. O. Box 986	Map 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS) Nashville, Tennessee 37202	Parcel 72-2
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES W. SMITH AND CHARLES E. SMITH, JR., as Co-Executors of the Estate of Inez Taylor Smith,

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

DELBERT BEAN AND WIFE, JUANITA BEAN

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Maynor Place, of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 72 fronts 60 feet on the southerly margin of Iverson Avenue and extends back 160 feet between parallel lines to a rear line measuring 60 feet thereon.

Being the same property conveyed to Charles E. Smith (deceased) and wife, Inez Smith (now deceased) by deed from J. W. Taylor, Jr. and wife, Mary H. Taylor, of record in Book 1727, page 83, said Register's Office.

The Power of Attorney under which this instrument is being executed on behalf of the grantors is being placed of record simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 16th day of January, 1976

Affiant Tom Shields

My commission expires: 11-17-76 (Affix Seal)

Notary Public Diane G. Floyd

This is (unimproved / improved) property, known as 1012 Iverson Avenue, Nashville
(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

Delbert Bean and wife, Juanita Bean, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Delbert Bean and wife, Juanita Bean, their

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

Witness our hand s this 16th day of January, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Smith
James W. Smith
by D. Thomas Shields
Under Power of Attorney

Charles E. Smith
Charles E. Smith, Jr.
by D. Thomas Shields
Under Power of Attorney

This instrument prepared by:
W[illegible] SHIELDS & WILLIAMS
Attorneys at Law
[illegible] Cumberland Office Bldg.
[illegible] Cumberland Avenue
Nashville, Tennessee 37[illegible]

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* G. Thomas Shields, acting under Power of Attorney on behalf of James W. Smith and Charles E. Smith, Jr.

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 Madison *Tennessee, this* 16th *day of* January, *19* 76

Deane G. Floyd *Notary Public*

Commission expires 11-17-76

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 .....

JAN 16 76	CONV	18,000.00			
JAN 16 76	S TAX		B*	46.80	
JAN 16 76	PR FEE		B*	.50	
JAN 16 76	W DEED		B*	4.00	* 51.30

WARRANTY DEED

FROM JAMES W. SMITH AND CHARLES E. SMITH, JR.

TO DELBERT BEAN ET UX

1012 Iverson Avenue
Nashville, Tennessee

D 32439

IDENTIFICATION REFERENCE

JAN 16 2 45 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS