BOOK 5024 PAGE 411

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,419.50

Belva Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 76

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

NOTARY PUBLIC GLENN GASTON, JR. DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belva D. Cunningham (NAME)	SAME (NAME)	104-10
504 Lancaster Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	26W-07720

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, FRED STEPHEN BEESLEY and wife, LAURIE C. BEESLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BELVA D. CUNNINGHAM, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, surveyor, October 10, 1930, as follows:
BEGINNING at a point on the northeasterly margin of a 50-foot unnamed street, 568 1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50-foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 191 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174; thence with the line between Lot 203 and Lots 174 and 177, southwestwardly 191 feet to the northeasterly margin of said 50-foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

INCLUDED in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to State of Tennessee, by deed of record in Book 4827, page 754, Register's Office for Davidson County, and described as follows:
BEGINNING at a point which is the front southwest corner of the above described property, the common front corners of Lots 178 and 203, and a point in the east margin of Lancaster Avenue as formerly located; thence, South 27° 32' West 70.0 feet to a point, the front southeast corner of said Lot No. 203; thence, North 63° 30' East 41.4 feet along the easterly side line of said Lot No. 203 to a point; thence North 32° 27' West 70.0 feet to a point; thence South 63° 30' West along the westerly side line of said Lot No. 203 to the point of beginning.

BEING the same property conveyed to Fred Stephen Beesley and wife, Laurie C. Beesley, by deed from Chesterfield Properties, a Partnership comprised of three partners being John R. Beesley, III, Roy Cox, Jr. and George G. Keith, III, of record in Book 4975, page 494, Register's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved (X) property, known as 504 Lancaster Avenue, Nashville, Tennessee - 37212
(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 hand s this 10th day of May, 19 76

Fred Stephen Beesley
Fred Stephen Beesley

Laurie C. Beesley
Laurie C. Beesley

**IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4799, page 328, to secure to Mildred Howell Bosworth.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Stephen Beesley and wife, Laurie C. Beesley

the 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 10th day of May 19 76

Commission expires 5-29-77

Marbut & Gaston
Notary Public

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

MGGjr

WARRANTY DEED

FROM

FRED STEPHEN BEESLEY, ET UX

TO

BELVA D. CUNNINGHAM

D 48790

IDENTIFICATION REFERENCE

MAY 12 11 21 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

MAY 12 76	CONV	27,419.50			
MAY 12 76 S'TAX			B*	71.24	
MAY 12 76 PR'FEE			B*	.50	
MAY 12 76	W'DEED		B*	4.00	* 75.74

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215