WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Beasley, Jr. (NAME)	First Federal Savings & Loan (NAME)	
442 East Iris Dr. (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. North (STREET ADDRESS)	118-7
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	21

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, Howard Claude and wife, Linda W. Claude

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Beasley, Jr., a single man

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. 17 of Block H. on the Map of Berry Hill Garden of record in Book 1190, page 36, Registers' Office for said County.

Said Lot No. 17 fronts 83.0 feet on the easterly margin of East Iris Drive and runs back 143.8 feet on the northerly line and 131.65 feet on the southerly line to a line in the rear measuring 30.0 feet thereo

Being the same property conveyed to Howard Claude and wife, Linda W. Claude by deed from Charley E. Duty and wife, Agnes Duty, as of record in Book 4931, page 756, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4931, page 758, and a 2nd mortgage of record in Book 4932, page 855, said Register's Office.

The escrow account as it relates to this property is hereby transferre to the Grantees, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 442 East Iris Drive, Nashville, TN.
(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 24th day of June, 19 76

Howard Claude

Linda W. Claude

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Claude and wife, Linda W. Claude

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, TN. this 3rd day of June, 1976

Commission Expires March 16, 1980 Daylon M. Mees 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 purpose 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

D 5 6 2 5 3

I

REFERENCE

JUN 30 2 07 PM '76

REGISTER

JUN 30 76	CONV	23,500.00			
JUN 30 76	S'TAX		B*	61.10	
JUN 30 76	PR'FEE		B*	.50	
JUN 30 76	W'DEED		B*	4.00	* 65.60

WARRANTY DEED

FROM Howard Claude et ux

TO Robert J. Beasley, Jr.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

PREPARED BY: W. G. TRABER, ATTORNEY P.O. Box 30255, Nashville, TN 37214