BOOK 5048 PAGE 713

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Cleston H. Bean	I D S Mortgage Corporation	11D-46615
(NAME)	(NAME)	
600 North DuPont Avenue	Box 534	52-2-96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Minneapolis, Minnesota 55440	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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 all which is hereby acknowledged and the agreement by GRANTEE to assume and pay the unpaid balance of a note dated April 23, 1964, executed by Terry Loyd Hayes, and wife, Brenda D. Hayes, to Palomar Mortgage Company-South, the original amount of $6,950.00, filed for record in Book 3751, page 203, Register's Office for Davidson County, Tennessee; which said note has been assigned to The Greater New York Savings Bank, by instrument of record in Book 3754, page 74, Register's Office for Davidson County, Tennessee.

We, THOMAS L. KESSLER AND WIFE, ANN P. KESSLER,

have bargained and sold, and by these presents do transfer and convey unto the said

CLESTON H. BEAN AND WIFE, VERDA P. BEAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 and the westerly 10 feet of Lot No. 20, Block C, on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines, 145 feet to a dead line.

Being the same property conveyed to Thomas L. Kessler and wife, Ann P. Kessler, by deed from Janey R. Shreeve Skeggs, of record in Book 4764, page 491, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest in and to the escrow account for taxes and insurance held by IDS Mortgage Corporation

unimproved ( )
This is improved (X) property, known as 644 (House Number) Carmel Avenue (Street)
Madison, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 22nd day of July, 19 76.

Thomas L Kessler
THOMAS L. KESSLER

Ann P. Kessler
ANN P. KESSLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5048 PAGE 714

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Thomas L. Kessler, and wife, Ann P. Kessler,

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 22nd day of July, 1976.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Cleston H. Bean

Sworn to and subscribed before me
this 22nd day of July, 1976.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

Richards & Wrenne, Attorneys, 344 Fourth Avenue North, Nashville, Tenn. 37219
Name Address

~~JUL 22 CONV 10,900.00~~
JUL 22 S'TAX B* 28.34
JUL 22 PR'FEE B* .50
JUL 22 W'DEED B* 4.00 * 32.84

244943-pbh
WARRANTY DEED
FROM THOMAS L. KESSLER, ET UX
TO CLESTON H. BEAN, ET UX

D 5 9 7 1 6

IDENTIF. REFERENCE

JUL 22 3 50 PM '76

FELIX DAVIDSON COUNTY, TENN. REGISTER

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.