This instrument prepared by
J. R. WOODARD, Attorney at Law
223 MADISON ST.
MADISON, TENNESSEE 37115

BOOK 5074 PAGE 296 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald C. Bean et ux (NAME)	Guaranty Mortgage Co. (NAME)	Map 150-1
2757 Park Dale Dr. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par. 121
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37237 (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, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated February 24, 1967, payable in monthly installments and secured by a Deed of Trust of record in Book 4107, page 624, said Register's Office to which reference is here made for a more complete description of said note,

We, Carl C. Aley and wife, Rose A. Aley,

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

Donald C. Bean and wife, Wilma Bean,

their XXXX (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 89.63 feet on the southerly side of Park Dale Drive and runs back between lines 201.02 feet on the westerly side and 117 feet on the easterly side to a line in the rear on which it measures 122.55 feet thereon.

Being the same property conveyed to Carl C. Aley and wife, Rose A. Aley, by deed from Domingo Gonzales Verdugo and wife, Carolyn B. Verdugo, of record in Book 4439, page 938, Register's Office for Davidson County, Tennessee.
The grantees further hereby assume the obligations of Carl C. Aley and wife, Rose A. Aley, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE }
COUNTY OF }
The actual consideration or value whichever is greater, for this transfer is $ 17,000.00
Subscribed and sworn to before me, this the 28th day of September 1976
My commission expires: 11-7-79 (Affix Seal)
X Donald C. Bean (Affiant)
Charles P. Crouch (Notary Public)

This is unimproved ( ) improved (X) property, known as 2757 Park Dale Dr., Nashville, Tennessee (House Number) (Street) P. O. Address: (City, Town

CHARLES P. CROUCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the s
Grantees
their
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., except as noted above.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said
Grantees
their
(successors), heirs and assigns, against the lawful claims of all persons.

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

Carl C. Aley
CARL C. ALEY

Rose A. Aley
ROSE A. ALEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Carl C. Aley and wife, Rose A. Aley,

the within named 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* 16th *day of* September, *19* 76.

Brenda M. Tuck *Notary Public*

Commission expires 8-20-78

PRESTON M. TUCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

D 70732

IDENT'F. REFERENCE

OCT 1 2 39 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT-1 76	CONV.	47,000.00		
OCT-1 76	S'TAX		B* 122.20	
OCT-1 76	PR'FEE		B* .50	
OCT-1 76	W'DEED		B* 4.00	* 126.70

WARRANTY DEED

FROM
Carl C. Aley et ux

TO
Donald C. Bean et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York