DUPLICATE

...ds
...of 2860
...ment # D84955
...idson
...r's Office
Date 1-12-77
...Rec. Reg.
W. Weddington

BOOK 5105 PAGE 310

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Noel Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1976.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel F. Bean et ux (NAME)	Same (NAME)	23 W-10-16
1012 N. 16th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 82-16
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 243

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, MARIAN F. JORDAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NOEL F. BEAN AND WIFE, LINDA G. BEAN

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. 7 on the plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 18, Register's Office for said County.

SAID Lot No. 7 fronts 55 feet on the northerly margin of Eastland Avenue and extends back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Jessie Lee French, who died on or about November 11, 1976, by deed from Henry A. French of record in Book 882, page 569, said Register's Office, the said Jessie Lee French, after a devise of $10,000.00 to Marian French Heasly who is one and the same person as Marian F. Jordan, having devised the remainder of her estate including the property herein described to Henry A. French who is one and the same person as Henry A. French, III, by an unprobated holographic will dated April 26, 1969, the said Jessie Lee French having been born to the union between or was adopted by Henry A. French, who died on or about May 4, 1940, and Helen L. French who died on or about JUNE 19, 1949, the only other persons born to or adopted by the said Henry A. French and Helen L. French, or either of them, having been Henry A. French, Jr., who died on or about August 29, 1951, Robert French, who died on or about April 28, 1962, and Helen E. French, who died childless, either natural or adopted, on or about December 27, 1947, the only person born to or adopted by the said Henry A. French, Jr., being Henry A. French, III, the only person born to or adopted by the said Robert French being Marian F. Jordan.

THIS deed is executed in counterpart with the deed from Grantor's cotenant, Henry A. French, III, of even date herewith and to Grantee, the entire State Transfer Tax due in connection with this transaction having been paid in connection with the recording thereof.

This is { unimproved / improved } property, known as 1715 Eastland Avenue, 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 my hand this 15th day of December, 1976

Marian F. Jordan

Marian F. Jordan

STATE OF ~~TENNESSEE~~ TEXAS
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marian F. Jordan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Texas, this 15th day of December 19 76

Commission expires 12-30-1977

Jackie Eblen
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

D 8 4 9 5 6

WARRANTY DEED

FROM
Marian F. Jordan

TO
Noel F. Bean and wife,
Linda G. Bean

FILED FOR REFERENCE

JAN 12 3 45 PM '77

[illegible] TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

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RECORDED

4.00 * 4.00