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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$13,500.00 Theodore H Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21ST DAY OF JANUARY 1977

Bruce MacLean
Notary Public

MY COMMISSION EXPIRES: 1-19-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore H. Beard (NAME)	Realty Mortgage, Inc. (NAME)	MAP 71-16
902 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd.,NE, Suite 8 (STREET ADDRESS)	PARCEL 296
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	20W-32255

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, Charlie B. Naron et ux Dorothy Naron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore H. Beard et ux Edna Beard

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 B on the plan of the Resubdivision of Lots 393-397, inclusive, of Oakwood Park, as of record in Book 1130, Page 9, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charlie B. Naron et ux Dorothy Naron by deed from Lloyd A. Kemp and Willie Mae Justice (formerly Kemp), of record in Book 2020, Page 571, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of reocrd.

This is unimproved ( ) improved (X) property, known as 902 Douglas Avenue, Nashville, TN 37207
(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 hands this 21ST day of JANUARY, 19 77

Charlie B. Naron Charlie Naron

Dorothy Naron Dorothy Naron

STATE OF TENNESSEE
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 Charlie B. Naron et ux Dorothy Naron

the bargainors, 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 21ST day of JANUARY 19 77

Commission expires 7-19-78

Bruce Wallace
Notary Public

PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

WARRANTY DEED

FROM Charlie B. Naron

TO Theodore H. Beard

D 86498

IDENTIF. REFERENCE

JAN 25 8 52 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Mail

Edward Sedgar
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

JAN25 CONV 13,500.00
JAN25 S'TAX B* 35.10
JAN25 PB'FEE B* .50
JAN25 W'DEED B* 4.00 * 39.60