WARRANTY DEED

BOOK 5260 PAGE 520

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,783.58

Lacy L. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 19 78.

Notary Public

MY COMMISSION EXPIRES: 4-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacy L. Beard (NAME)	Schumacher Mortgage Co. (NAME)	133-12
3913 Atkins Drive (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. (STREET ADDRESS)	Part 201
Nashville, TN. (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38137 (CITY) (STATE) (ZIP)	

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, William D. Evans and wife, Opal Dean Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lacy L. Beard and wife, Laurel P. 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 No. 43 on the Plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, said Register's Office, described as follows:

Said Lot No. 43 fronts 56 feet on the northerly side of Atkins Drive and extends back 199.62 feet on the easterly line and 213.15 feet on the westerly line to a broken line in the rear measuring 99.85 feet thereon.

Being the same property conveyed to William D. Evans and wife, Opal Dean Evans by deed from Frank L. Holmes and wife, Joy M. Holmes as of record in Book 5140 page 41, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5140, page 43, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Grantors, by the mortgagee.

This is unimproved ( ) improved (XX) property, known as 3913 Atkins 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 hands this 7th day of March, 19 78

William D. Evans

William D. Evans

Opal Dean Evans

Opal Dean Evans

BOOK 5260 PAGE 521

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 William D. Evans and wife, Opal Dean Evans

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 7th day of March, 1978

Commission Expires 6-23-81 Thomas E. Ramsey, Notary Public

THOMAS E. RAMSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
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

E 5391.3

IDENTIF. REFERENCE

MAR 9 10 57 AM '78

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

MAR-9 78	CONV	37,783.58			
MAR-9 78	S'TAX		B*	98.28	
MAR-9 78	PR'FEE		B*	.50	
MAR-9 78	W'DEED		B*	4.00	* 102.78

WARRANTY DEED

FROM William D. Evans et ux

TO Lacy L. Beard et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

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

Mail to:
P. O. Box 2255
Nashville, Tenn. 37214