THIS INSTRUMENT WAS PREPARED BY ED R. DAVIES, ATTORNEY AT LAW, 1128 J. C. BRADFORD BUILDING, NASHVILLE, TENNESSEE 37219.

BOOK 5282 PAGE 825

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VIRGIL H. RALSTON, ET UX	Fidelity Federal Savings & Loan Assn.	131-4
(NAME)	(NAME)	
1112 Frances Avenue	401 Union Street	Par 166 JW
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 ($65,500.00) Dollars,

The receipt of which is hereby acknowledged

Donald J. Beazley and wife, Bettie Beazley

have this day bargained and sold, and do hereby transfer and convey unto the said Virgil H. Ralston and wife, Mary I. Ralston (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 and part of Harcum Avenue, now closed, on the Plan of M. N. Young's Park View Subdivision, as of record in Book 547, page 173, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Frances Avenue at the corner of Lots Nos. 18 and 19; thence with the line between said two lots, northerly 164 feet; thence westerly 125 feet to the center of Harcum Avenue, now closed; thence with the same, southerly 164 feet to the northerly margin of Frances Avenue; thence with the same, easterly 125 feet to the beginning.

BEING the same property conveyed to Donald J. Beazley and wife, Bettie Beazley, by deed from Glenn B. Ragan and wife, Elizabeth Morris Ragan, of record in Book 5138, page 744, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,500.00

Subscribed and sworn to before me, this the 5th day of May 19 78

My commission expires: My Commission Expires AUG. 14, 1978 (Affix Seal)

Affiant

X Mary L Taylor

Notary Public X Robert W. Flannery at Large

This is unimproved ( ) improved (X) property, known as 1112 Frances Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Virgil H. Ralston and wife, Mary I. Ralston their (successors), 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.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Virgil H. Ralston and wife, Mary I. Ralston their, (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 5th day of May, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Donald J. Beazley

X Bettie Beazley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Roger K. Yates, *a Notary Public in and for said County and State,* Donald J. Beazley, and wife, Bettie Beazley

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* 5th *day of* May, *19* 78

Commission expires July 4 1978

Roger K Yates *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

MAY-8[78] CONV 65,500.00
MAY-8[78] S'TAX B* 170.30
MAY-8[78] PR'FEE B* .50
MAY-8[78] W'DEED B* 4.00 * 174.80

$65,500.00 560653-4

WARRANTY DEED

FROM
DONALD J. BEAZLEY and wife, BETTIE BEAZLEY
TO
VIRGIL H. RALSTON and wife, MARY I. RALSTON

E 6.4.1.6.0.

IDENTIF. REFERENCE

MAY 8 3 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238