WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,900.00

Michael B. Bearden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1978

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL B. BEARDEN, et ux	MERCANTILE MORTGAGE COMPANY	72-4
(NAME)	(NAME)	
1903 MCGAVOCK PIKE	P.O. BOX 14569	275
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37218	ST. LOUIS, MISSOURI 63178	15DZ 31530
(CITY) (STATE) (P. O. ZIP)	(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, MINNIE BELL BANDY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL B. BEARDEN and wife, CYNTHIA F. BEARDEN

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 the Northeasterly triangular part of Lot No. 1 and the Southwesterly triangular part of Lot No. 2, of Block "D" on the Plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County, and described according to a copy of a survey thereof made by A. J. Wilkinson, Surveyor, August 16, 1956, as follows:

Beginning at an iron pin in the westerly margin of McGavock Pike or Avenue 100.1 feet north of the margin of Janie Avenue; thence with the margin of McGavock Pike, northerly 80 feet to an iron pin which is 33 1/2 feet south of the corner of Lots 2 and 3 on said plan; thence westerly 151.8 feet to the east line of Lot 34 and the corner of Lots 1 and 2; thence with the line between Lots 1 and 34, southwesterly 51 feet to an iron pin; thence easterly 155.2 feet to the point of beginning.

Being the same property conveyed to Walter T. Bandy and wife, Minnie Bell Bandy by deed from Estel Sloan and wife, Ruby A. Sloan of record in Book 2592, page 531, Register's Office for Davidson County, Tennessee.

The said Walter T. Bandy having since died.

This is unimproved ( ) improved (X) property, known as 1903 McGavock Pike, Nashville, Tennessee 37218
(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 May, 19 78

Minnie Bell Bandy
MINNIE BELL BANDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie Bell Bandy

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 Goodlettsville, Tennessee this 15th day of May, 19 78

Commission Expires October 28, 1978 Douglas R. Barry Notary Public

DOUGLAS R. BARRY NOTARY PUBLIC 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 66060

IDENTIF. REFERENCE

MAY 18 9 39 AM '78

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

MAY 18 78	CONV	28,900.00			
MAY 18 78	S'TAX		B*	75.14	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 79.64

WARRANTY DEED

FROM MINNIE BELL BANDY

TO MICHAEL B. BEARDEN, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York