FILE IN BOX 4

78-11-20

BOOK 5363 PAGE 28

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,900.00

Marvin G. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARVIN G. BEARD ETUX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	91-5-96
634 WACO DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	8DA 24890
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (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, RAYMOND T. FORTNER AND WIFE, SHARON E. FORTNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN G. BEARD AND WIFE, TERESA A. 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. 38 on the Plan of Moss-Wood Subdivision, Section 2, as of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50 feet on the easterly side of Waco Drive and runs back 170 feet on the northerly line and 171.3 feet on the southerly line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Raymond T. Fortner and wife, Sharon E. Fortner by deed from Ollie Malone and wife, Margarett K. Malone of record in Book 5108, page 185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3157, page 606, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 634 WACO DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (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 hand S this 10TH day of NOVEMBER, 1978

Raymond T. Fortner
RAYMOND T. FORTNER

Sharon E. Fortner
SHARON E. FORTNER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAYMOND T. FORTNER AND WIFE, SHARON E. FORTNER

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, Tennessee, this 10th day of NOVEMBER, 1978.

Commission expires 11-7-79

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) (themselves) (himself) acknowledged 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

WARRANTY DEED

FROM Raymond T. Fortner and wife, Sharon E. Fortner

TO Marvin G. Beard and wife, Teresa A. Beard

E 99824

T
IDENTIF. REFERENCE

Nov 13 1 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 13 78	CONV	25,900.00			
NOV 13 78	S'TAX		B*	67.34	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	4.00	* 71.84