BOOK 5363 PAGE 129 14172 bnm

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

X Edgar Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF November, 1978

Notary Public

MY COMMISSION EXPIRES: 10-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDGAR BEATY (NAME)	First Federal Savings & Loan (NAME)	118
3700 Lealand Lane (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	108

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, HERBERT T. BEASON and JOHN H. SWIFT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDGAR BEATY and wife, CHARLOTTE A. BEATY

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 Lot No. 2 on the re-subdivision of Lot No. 23, Yearwood Subdivision, of record in Book 2854, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 111 feet on the East side of Lealand Lane and runs back between lines 100.8 feet on the North line and 125.9 feet on the South line to a dead line on which it measures 97 feet.

Being the same property conveyed to Herbert T. Beason and John H. Swift, by deed from Herbert T. Beason, through Harold Reeves, Trustee of record in Book 4603, page 924, re-recorded in Book 4605, page 728, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for:

1. 1978 taxes to be prorated and assumed by Grantee.

2. The plan of record in Book 2854, page 96, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Lealand Lane and a 10 foot easement for public utility and drainage purposes along the southerly and rear line of said lot.

3. This conveyance is subject to any and all existing restrictions, rights of way and easements.

unimproved XXX
This is improved ( ) property, known as 3700 Lealand Lane (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 hands this 10th day of November, 1978

X Herbert T. Beason X John H. Swift

HERBERT T. BEASON JOHN H. SWIFT

BOOK 5363 PAGE 130

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HERBERT T. BEASON and JOHN H. SWIFT

the bargainor S, with whom I am personally acquainted, and who acknowledged that they have 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 10-18-81

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 (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 Herbert T. Beason and John H. Swift

TO Edgar Beaty

E 99872

IDENTIF. REFERENCE

Nov 13 2 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

NOV 13 78	CONV	58,000.00			
NOV 13 78	S'TAX		B*	150.80	
NOV 13 78	PR'FEE		B*	.50	
NOV 13 78	W'DEED		B*	4.00	* 155.30