(This instrument was prepared by James A. Lesemann Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4429 PAGE 295

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Randolph Beard et ux	First & Mid-South Mortgage Co.	Map 33-11
(NAME:)	(NAME:)	
206 Edgebrook Drive	410 Union Street	Par. 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M.O.
Goodlettsville, Tenn.	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of an indebtedness in the original principal amount of $14,450.00 and secured by a deed of trust of record in Book 4022, page 371, Register's Office for Davidson County, Tennessee; We, LIONEL A. BUCHANAN, JR. AND WIFE, JOAN S. BUCHANAN, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* W. RANDOLPH BEARD AND WIFE, JANICE L. BEARD, herein 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. 32 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for said County, described as follows:

Beginning on the northerly margin of Edgebrook Road, at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, northerly 200 feet to the corner of Lots Nos. 28, 32 and 33; thence with the line between Lots Nos. 28 and 32, easterly 178.95 feet to the corner of Lots Nos. 28, 30 and 32; thence with the line between Lots Nos. 30 and 32, southeasterly 82 feet to the corner of Lots Nos. 30, 31 and 32; thence with the line between Lots Nos. 31 and 32, southerly 145.9 feet to the northerly margin of Edgebrook Road; thence with the same, westerly 202.78 feet to the beginning.

Being the same property conveyed to Lionel A. Buchanan, Jr. and wife, Joan S. Buchanan, by deed from Walter B. Greer and wife, Virginia D. Greer, of record in Book 4330, page 519, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in Book 3313, page 396; amended in Book 3315, page 571; and setback line and easements of record in Book 3300, page 32; all in Register's Office for said County.

Unimproved
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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.*, except as stated herein.

And we, the said grantors, *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.*

Witness our *hand* s *this* 30th *day of* June, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lionel A. Buchanan Jr.
(Lionel A. Buchanan, Jr.)

Joan S. Buchanan
(Joan S. Buchanan)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lionel A. Buchanan, Jr. and wife, Joan S. Buchanan, 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 Madison, Tennessee, this 30th day of June, 19 70.

Billy H. Howell Notary Public

Commission expires November 1st, 1972

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.....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $18,250.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

W. Randolph Beard
Affiant

Subscribed and sworn to before me this the 30 day of June 19 70

Billy H. Howell
Notary Public

Commission Expires:
November 1st, 1972

JUL-6 70	CONV	18,250.00			
JUL-6 70 S'TAX			A*	47.32	
JUL-6 70 PR'FEE			A*	.50	
JUL-6 70	W'DEED		A*	3.00	* 50.82

WARRANTY DEED

FROM
LIONEL A. BUCHANAN, JR. ET UX

TO
W. RANDOLPH BEARD, ET UX

A 82743

IDENTIF. REFERENCE

JUL 6 2 36 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: Mr. & Mrs. W. Randolph Beard
206 Edgebrook Dr., Goodlettsville, Tenn. 37072