TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Fischer, Jr. (NAME)	James M. Fischer, Jr. BOOK 4440 PAGE 927	3D-34720
2930 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	2930 Sidco Drive (STREET ADDRESS)	This Instrument Prepared By: GUARANTY MORTGAGE COMPANY
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	316 UNION STREET NASHVILLE, TENNESSEE 37219

For and in consideration of the sum of One dollar ($1.00) ----------
----------DOLLARS

cash in hand paid by James M. Fischer, Jr. and Robert D. Short, Jr.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I, Leon Beard,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 9 and 9-A on the Plan of the Metropolitan Industrial Park Resubdivision of Section 7, as of record in Book 3842, page 256, Register's Office for said County, described as follows:
Beginning at the common corner of Lots Nos. 9-A and 17 in the northerly margin of Elm Tree Drive; thence with the margin of said Drive, westerly 239.20 feet to a point in the beginning of a curve; thence around said curve, northwesterly 82.89 feet to a point in the easterly margin of Appleton Drive; thence with the margin of the same, northerly 257.88 feet to a point; thence leaving said Drive, easterly 300 feet to the common rear corner of Lots Nos. 9-A and 17; thence with the line between said lots, southerly 270 feet to the beginning.
Being the same property conveyed to Leon Beard by deed from Metropolitan Industrial Park, Inc., as of record in Book 4242, page 398, Register's Office for said County.

This is ~~improved~~ unimproved ( ) (X) property, known as ---
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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~~s~~ this 24th day of August, 19 70

Leon Beard

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Rachael H. McMeen, a Notary Public in and for said County and State, the within named Leon Beard, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 19 70

Commission expires February 3, 1974 Notary Public Rachael H. McMeen

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

Leon Beard

TO

Fischer & Short

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 51,442.63 This is equal to or greater than the property would bring at a fair and voluntary sale.

Leon Beard

Sworn to and subscribed before me this 24 day of August, 1970.

Notary Public
Comm. expires Feb. 3, 1974

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

Guaranty Mtg. Co.-Commercial

BOOK 4440 PAGE 928

A 87952

IDENTIF. REFERENCE

AUG 25 1 29 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 25	CONV	51,442.63			
AUG 25 S'TAX			A*	133.64	
AUG 25 PR'FEE			A*	.50	
AUG 25	W'DEED		A*	3.00	* 137.14