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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,200.00

Coleman A. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1973

Belinda Hall
Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleman A. Beard, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	13D 49254
3001 Sunnyview Court (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	Map 59-5
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 243

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, A & R Construction Company, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coleman A. Beard and wife, Barbara J. 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:

Land in DAvidson County, Tennessee, being Lot No. 248 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Sunnyview Drive, the common corner of Lots 248 and 249; thence with the line between said two lots, southeastwardly 120.4 feet to a monument at the rear corner of Lots Nos. 247, 248, and 249; thence with the line between said Lots Nos. 247 and 248, northeastwardly 104.0 feet to a point in the southwesterly margin of Sunnyview Court; thence with the margin of the same, northwestwardly 92.4 feet to a monument at the beginning of a curve to the left, having a radius of 25 feet; thence around said curve, northwestwardly 38.71 feet to a monument in the southeasterly margin of Sunnyview Drive; thence with the margin of the same, southwestwardly 73.0 feet to the point of the beginning.

BEING part of the same property conveyed to A & R Construction Company, a partnership, by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4633, page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4620, page 866, Register's Office for said County; 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 Grantees herein.

This is ( ) unimproved (X) improved property, known as 3001 Sunnyview Court, Nashville, Tennessee
(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 22nd day of June, 1973

A & R CONSTRUCTION COMPANY

By: Albert R. Warner, Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert F. Warner, partner

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 22nd day of June 19 73.

Commission expires 11/8/75

Belinda [illegible]
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 (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 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

file in box # 4

WARRANTY DEED

FROM

A & R CONSTRUCTION COMPANY

TO

COLEMAN A. BEARD, ET UX

C 1 2 4 3 4

IDENTIF. REFERENCE

JUN 22 3 54 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN22	CONV	23,200.00			
JUN22	S'TAX		A*	60.32	
JUN22	P&'FEE		A*	.50	
JUN22	W'DEED		A*	4.00	* 64.82

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.