BOOK 4739 PAGE 548 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,781.00

Jessie L. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 73

Mrs Jonathan J. Foley
Notary Public

MY COMMISSION EXPIRES: August 14, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan J. Foley, Jr., Attorney, 521 Stahlman Bldg., Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie L. Beard, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	3D 42141
224 Barker Road (STREET ADDRESS OR ROUTE NUMBER)	Main Floor, L & C Tower (STREET ADDRESS)	Map 84=14
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 73

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, Michael Edward Tayes and wife, Deborah Tayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessie L. Beard and wife, Joan 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:

Being Lot No. 135 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

BEING the same property conveyed to Michael Edward Tayes, Single, by deed from John T. Egan and wife, Winona H. Egan, and John Thomas Egan, Jr., and Mary Anna Egan, of record in Book 4674, page 546, Register's Office for Davidson County, Tennessee. Deborah Tayes, wife of the above-named Michael Edward Tayes, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein in the original principal amount of $_____, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 224 Barker Road, 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 our hand s this 15th day of August, 19 73

Michael Edward Tayes
Michael Edward Tayes

Deborah Tayes
Deborah Tayes

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 Michael Edward Tayes and wife, Deborah Tayes

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 15th day of August 1973

Commission expires August 11, 1975

Mrs Jane Anne Lowery
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

WARRANTY DEED

FROM MICHAEL EDWARD TAYES, ET UX

TO JESSIE L. BEARD, ET UX

C 20633

IDENTIF. REFERENCE

AUG 22 9 01 AM '73

FELIX L. [illegible]
DAVIDSON COUNTY, TENN.

Please mail to:
Tolbert Realty Co., Inc.
2542 Lebanon Road
Nashville, Tenn. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG22	CONV	18,781.00			
AUG22	STAX		A*	48.88	
AUG22	PRFEE		A*	.50	
AUG22	WDEED		A*	4.00	* 53.38