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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 $ 43,000.00

Walter E. Bearden Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 19 74

Notary Public

MY COMMISSION EXPIRES: 11-8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter E. Bearden, Jr. et ux (NAME)	J. I. Kislak Mortgage Corp. (NAME)	8D-64600
786 Rhonda Lane (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Blvd. (STREET ADDRESS)	Map 115-5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	Parcel 39

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, CARL L. ELKINS and wife, ALYCE G. ELKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER E. BEARDEN, JR., and wife, CYRIL O. BEARDEN

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. 145, Section 5, West Meade Hills Subdivision, of record in Book 3300, page 98, Register's Office for said County.

BEGINNING at a point in the westerly margin of Rhonda Lane, the common front corners of Lots Nos. 145 and 146; thence with said margin of said Lane, southeastwardly 185.0 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, southwestwardly 39.27 feet to a concrete monument in the northwestwardly margin of Pennywell Drive; thence with said margin of said Drive, southwestwardly 146.26 feet to a concrete monument at the common front corner of Lots 144 and 145; thence with the line between said two lots, northwestwardly 226.0 feet to a concrete monument at the common rear corners of Lots 145 and 146; thence with the line between said lots eastwardly 217.6 feet to the point of BEGINNING.

BEING the same property conveyed to Carl L. Elkins and wife, Alyce G. Elkins, by deed from Milton J. McDermott and wife, Sue S. McDermott, of record in Book 4473, page 949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3505, page 361, said Register's Office, and to easements and setback lines as set forth on the above plan of record.

This conveyance is further subject to the lien of 1974 taxes, not yet due and payable, which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved ( ) property, known as 786 Rhonda Lane, 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 30th day of May, 19 74

Alyce G. Elkins

Carl L. Elkins

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 Carl L. Elkins and wife, Alyce G. Elkins

the bargainor, 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 30th day of May 1974.

Commission expires 11-8-75

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
CARL L. ELKINS et ux

TO
WALTER E. BEARDEN, JR., et ux

C 57044

IDENTIF. REFERENCE

JUN 3 2 49 PM '74

DAVIDSON COUNTY, TENN.

JUN-3	CONV	43,000.00			
JUN-3	S'TAX		A*	111.80	
JUN-3	PR'FEE		A*	.50	
JUN-3	W'DEED		A*	4.00	* 116.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.