This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

WARRANTY DEED

BOOK 4998 PAGE 763

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hayes M. Beard, et ux	SAME	MAP 81-12
(NAME) 6220 Jocelyn Hollow Rd	(NAME)	PAR 441
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee 37205	(STREET ADDRESS)	MAP 92-8
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PAR. 119

M-F

FOR AND IN CONSIDERATION of the sum of ----$10---- Dollars,
---Ten and no/100--
Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

I, Hannah Kirshner, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Hayes M. Beard and wife Betsy/Beard their (~~successors~~) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being Lot No. 38 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the westerly side of 7th Avenue, North, formerly Vine Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 160 feet to an alley/

Said property was devised to Hannah Kirshner by will of William Kirshner, deceased, of record in Will Book 73, page 390, County Court for said County,

and designated pursuant to the provisions of the said will by instrument of record in Book 3437, page 27, Register's Office for said County.

Tract No. 2: Being Lot No. 39 on the Plan of John R. Hudson's Addition to Nashville, as of record in Book 21, page 136, Register's Office for said County.

Said Lot No. 39 fronts 58 feet on the easterly side of 18th Avenue, North formerly Bostick Street, and runs back between parallel line 150 feet to an alley.

Being part of the real property devised to Hannah Kirshner by will of William Kirshner, deceased, dated August 12, 1954, probated October 24, 1960 and record in Will Book 73, page 390, County Court for said County, and as set out in instrument of record in Book 3610, pg. 347 Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 19 day of February 19 76

Affiant Hayes M. Beard

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1329 7th Ave., No. & 508-10 18th Ave., No. Nashville, (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hayes M. Beard and wife Betsy/Beard their (~~successors~~) heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said Hayes M. Beard and wife Betsy/Beard their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of February, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hannah Kirshner

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hannah M. Kirshner the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 19 76.

Notary Public

Commission expires 2/3/79

JOHN RUSE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

FEB23'76	CONV	18,000.00			
FEB23'76 S'TAX			B*	46.80	
FEB23'76 PR'FEE			B*	.50	
FEB23'76	W'DEED		B*	4.00	* 51.30

D 36984

IDENTIF. REFERENCE

FEB 23 8 47 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HANNAH KIRSHNER, A WIDOW

TO

HAYES M. BEARD, ET UX

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238