BOOK 5006 PAGE 787

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,950.00 Randy K. McCormick Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MARCH, 19 76

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDY K. McCORMICK (NAME)	Mortgage Associates, Inc. (NAME)	3D 42141
224 Barker Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map. 84-14
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (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, JESSIE L. BEARD et ux JOAN J. BEARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY K. McCORMICK et ux SHERRY P. McCORMICK

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. 137 on the plan of Walnut Grove, of record in Plan Book 2133, page 87, Register's Office for said County.

SAID Lot No. 137 fronts 112.2 feet on the westerly margin of Barker Road and extends back 366.5 feet on the northerly line and 209.00 feet on the southerly line to a dead line in the rear, measuring 199.5 feet thereon.

BEING the same property conveyed to Jessie L. Beard and wife, Joan J. Beard by deed from Michael Edward Tayes and wife, Deborah Tayes of record in Book 4739, page 548, said Register's Office. The erroneous description in said deed having been corrected by quit claim deed from John T. Egan and wife, Winona H. Egan and John Thomas Egan, Jr. and Mary Ann Egan, last record title holders of subject property, said quit claim deed being recorded immediately prior to this instrument.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 224 Barker Road (House Number) (Street) Nashville, TN 37214 (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 16TH day of MARCH, 19 76

Jessie L. Beard

Joan J. Beard

STATE OF TENNESSEE
Davidson County

BOOK 5006 PAGE 788

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named JESSIE L. BEARD et ux JOAN J. BEARD

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 16TH day of MARCH 19 76

Commission expires 9-8-79

Patricia S. Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
JESSIE L. BEARD ET UX

TO
RANDY K. McCORMICK ET UX

D 40739

IDENTIF. REFERENCE

MAR 18 12 02 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 18 76	CONV	24,950.00			
MAR 18 76	S'TAX		B*	64.74	
MAR 18 76	PR'FEE		B*	.50	
MAR 18 76	W'DEED		B*	4.00	* 69.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
[illegible]
NASHVILLE, TENNESSEE