This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Beard, etux (NAME)	Security Federal Savings & Ln (NAME)	Map 119-4
713 Woodmere Drive (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Parcel 98
Nashville, TN 37217 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---($10.00)------------------------------- *Dollars,*

cash in hand paid by James D. Beard and wife, June E. Beard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bill H. Witherspoon and wife, Novella V. Witherspoon

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Beard and wife, June E. Beard

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Glencliff Estates, Section III, as of record in Book 1424, page 1, Register's Office for said County.

Said Lot fronts 100 feet on the southwesterly side of Woodmere Drive and runs back 374.3 feet on the northwesterly line and 438.4 feet on the southeasterly line to a dead line in the rear on which it measures 129 feet.

Being the same property conveyed to Bill H. Witherspoon and wife, Novella V. Witherspoon, by deed from Robert G. Exum and wife, Martha Carey Exum, of record in Book 4034, page 587, Register's Office for said County.

This conveyance is made subject to an 80-foot setback/line and easement for utilities as shown on the recorded plan and to restrictions in Book 1300, page 290, Register's Office for Davidson County, Tennessee, which were made applicable to Section III, by instrument of record in Book 1361, page 432, and Book 1760, page 101.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $40,000.00
Subscribed and sworn to before me, this the 19th day of August 19 77
My commission expires: 9-7-80 (Affix Seal)
Affiant: James D. Beard
Notary Public: [signature]

This is ~~unimproved~~ improved (XX) property, known as 713 Woodmere Drive (House Number) (Street) P. O. Address: Nashville, TN (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James D. Beard and wife, June E. Beard

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1977 taxes which are prorated and assumed by the purchasers

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James D. Beard and wife, June E. Beard

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 19th *day of* August 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bill H. Witherspoon — Novella V. Witherspoon

Bill H. Witherspoon

Novella V. Witherspoon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Bill H. Witherspoon and wife, Novella V. Witherspoon

*the within named 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* 19th *day of* August, *19* 77.

Victoria P. Hassinger *Notary Public*

Commission expires 9-7-80

VICTORIA P. HASSINGER 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 .....

AUG23F	CONV	40,000.00			
AUG23F	S'TAX		B*	104.00	
AUG23F	PR'FEE		B*	.50	
AUG23F	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM

Bill H. Witherspoon, etux

TO

James D. Beard, etux

E 21868

IDENTIF. REFERENCE

AUG 23 9 01 AM '77

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

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