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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 $ 45,000.00

William L. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 77

Gene W. Pickard
Notary Public

MY COMMISSION EXPIRES: 12/5/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by John P. Cobb, Attorney at Law

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda B. Hutcherson (NAME)	same (NAME)	130-7-27
4403 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William L. Beard and wife, Cheryl P. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda B. Hutcherson

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. 3 on the Map of Bransford Realty Company's Subdivision of Lots 57 etc., in the New Golf Club Addition, as of record in Book 421, page 149, Register's Office for said County.

Said Lot No. 3 fronts 60 feet on the southerly side of Harding Place and runs back between lines, 255 feet on the easterly line and 246 feet on the westerly line to a dead line in the rear, measuring 59.28 feet thereon.

Being the same property conveyed to William L. Beard and wife, Cheryl P. Beard, by deed from Randal E. Brown and wife, Jane E. Brown, of record in Book 4459, page 141, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 4403 (House Number) Harding Place (Street) (P. O. Address) Nashville, Tennessee (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 hands this 7th day of December, 19 77

William L. Beard

Cheryl P. Beard

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 William L. Beard and wife, Cheryl P. 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 7th day of December 19 77.

Commission expires 12/5/79

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 William L. Beard and wife,

Cheryl P. Beard

TO Linda B. Hutcherson

E 42020

IDENTIF. REFERENCE

DEC 16 8 48 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
Return to
GEO. I. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

DEC 16 77	CONV	45,000.00			
DEC 16 77	S'TAX		B*	117.00	
DEC 16 77	PR'FEE		B*	.50	
DEC 16 77	W'DEED		B*	4.00	* 121.50