BOOK 5240 PAGE 543

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 78.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. BEARD (NAME)	SAME (NAME)	60A-56705
174 Wheeler Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	133-7
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	200

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, VIRGIL PAUL JOHNSON and wife, KATHLEEN C. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. BEARD, a single person,

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:

BEING Lot No. 22 on the Plan of Farley Heights Section Addition, as of record in Book 2330, page 100, Register's Office for said County.

SAID Lot No. 22 fronts 116.6 feet on the northerly side of Wheeler Avenue and extends back 224.6 feet on the westerly line and 201.9 feet on the easterly line to a dead line in the rear on which it measures 69.4 feet.

BEING the same property conveyed to Virgil Paul Johnson and wife, Kathleen C. Johnson by deed from Bobby A. Ballou and wife, Doris A. Ballou of record in Book 4634, page 453, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 174 Wheeler Avenue, Nashville, Tennessee 37211
(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 4th day of January, 19 78

Virgil Paul Johnson — VIRGIL PAUL JOHNSON

Kathleen C. Johnson — KATHLEEN C. JOHNSON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named VIRGIL PAUL JOHNSON and wife, KATHLEEN C. JOHNSON

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 4th day of January, 19 78

Commission expires 10/28/78

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
VIRGIL PAUL JOHNSON, et ux
KATHLEEN C. JOHNSON

TO
JOHN M. BEARD, a single person

PLEASE FILE BOX "7"

E 44845

IDENTIF. REFERENCE

JAN 5 1 09 PM '78

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

JAN-78	CONV	29,900.00			
JAN-78	S'TAX		D*	77.74	
JAN-78	PR'TEE		D*	.50	
JAN-78	W'DEED		D*	4.00	* 82.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.