BOOK 5278 PAGE 608

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

John Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 1978

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

From information furnished by the parties.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Beard, Unmarried (NAME)	Dobson & Johnson, Inc. (NAME)	12D 02910
4401 Westlawn Dr. (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Place-Suite 1800 (STREET ADDRESS)	Map 71-4
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37239 (CITY) (STATE) (ZIP)	Par. 61

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, Hal E. Wilson Jr., and wife, Martha F. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Beard, Unmarried

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. 320 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

SAID Lot No. 320 fronts 60 feet on the westerly margin of Jones Avenue and extends back 192.4 feet on the northerly line and 192.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Hal E. Wilson, Jr., by deed from Archie F. Hutton of record in Book 5152, page 117, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 4835, page 491, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (XX) property, known as 2520 Jones Avenue, Nashville, Tennessee 37207
(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 27 day of April, 1978

Hal E. Wilson, Jr.

Martha F. Wilson

hi-pr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hal E. Wilson Jr., and wife, Martha F. Wilson

the bargainors, 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 27 day of April, 1978

Commission expires 3/11/81

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

Hal E. Wilson, Jr., et ux,

Martha F. Wilson

TO

John Beard, Unmarried

E 62249

IDENTIF. REFERENCE

APR 27 2 55 PM '78

FELIX T. WILSON TR. REGISTER
DAVIDSON COUNTY, TENN.

APR27'78	CONV	13,000.00			
APR27'78	S'TAX		B*	33.80	
APR27'78	PR'FEE		B*	.50	
APR27'78	W'DEED		B*	4.00	* 38.30

Mail: Hal Wilson
P.O. Box 252
Nashville, Tn. 37221

WILKINS, ADAMS & WEEMS, ATTORNEYS
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1100 Fidelity Federal Building
Nashville, Tennessee 37219