BOOK 5288 PAGE 903

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,250.00

Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 1978

Martha Phagan
Notary Public

MY COMMISSION EXPIRES: 7/19/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Oliver H. Dale 3121 Dickerson Road, Nashville, Tennessee 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis A. Beard (NAME)	First + Mid-South Mtg (NAME)	Map 61-16
1357 Cardinal Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 45
Nashville Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	150-30930

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,

J. F. Jones and wife, Mary E. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Dennis A. Beard~~ and Donnetta Stafford

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 the South 60 feet of Lots No. 38, 39 and 40 and the South 60 feet of the West 40 feet of Lot No. 37 on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County.

Said parts of said lots fronts 60 feet on the East side of Cardinal Drive, formerly Martha Avenue, and runs back between Parallel lines along the North margin of Murray Place, 190 feet to a dead line in the rear.

Being the same property conveyed to J. F. Jones and wife, Mary E. Jones by deed from E. L. Carter and wife, Opal Louise Carter, of Record in Book 5166 Page 507, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 1357 Cardinal Drive Nashville Tenn. 37216
(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 hands this 19th day of May, 1978

Mary E. Jones

J. F. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named J. F. Jones and wife, Mary E. Jones

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 19th day of May, 19 78

Commission expires 7/19/78

Martha Shapard
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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 J. F. JONES AND WIFE, MARY E. JONES

TO DENNIS A. BEARD DONNETTA STAFFORD

E 6 6 8 5 8

IDENTIF. REFERENCE

MAY 23 12 26 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

File Copy

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 23 78	CONV	27,500.00			
MAY 23 78	S'TAX		B*	71.50	
MAY 23 78	PR'FEE		B*	.50	
MAY 23 78	W'DEED		B*	4.00	* 76.00