BOOK 5328 PAGE 572

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Beard	Commerce Union Bank	Map 161-10
(NAME) 600 Huntington Parkway	Mortgage Administration Department 800 Main Street	Par 13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37206	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- ----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4864, page 308, Register's Office for Davidson County, Tennessee.

We, Glendon P. O'Neal and wife, Carolyn L. O'Neal

have this day bargained and sold, and do hereby transfer and convey unto the said

Carl J. Beard and wife, Irene Beard,

their heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Huntington Park, Section I, of record in Plan Book 4175, page 10, Register's Office for said County.

Said Lot No. 71, which is a corner lot, fronts 110.0 feet on the westerly margin of Ashley Drive and fronts 99.0 feet on the northerly margin of Huntington Parkway, said frontages being joined by a curve having a length of 39.3 feet, and extends back 135.0 feet on the westerly line and 124.0 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Glendon P. O'Neal and wife, Carolyn L. O'Neal by deed from David J. Entz and wife, Marguerite N. Entz of record in Book 4864, page 306, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $345 Exempt

Subscribed and sworn to before me, this the 15 day of August 1978

Affiant Carl J. Beard

My commission expires: 11-14-80 (Affix Seal)

Notary Public Jackie W. Sinclair

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Carl J. Beard and wife, Irene Beard, their 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 as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Carl J. Beard and wife, Irene Beard, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21 day of August, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Glendon P. O'Neal

Carolyn L. O'Neal

This Instrument Was Prepared By

Of The Law Firm Pedigo & Shindon

Stahlman Building, Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jackie W Charlton, *a Notary Public in and for said County and State,* Glendon P. O'Neal and wife, Carolyn L. O'Neal

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, *this* 21st *day of* August, *19*78.

Jackie W Charlton *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 11-12-80

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 .....

AUG 23 78 CONV 45,900.00
AUG 23 78 S'TAX B* 119.34
AUG 23 78 PR'FEE B* .50
AUG 23 78 W'DEED B* 4.00 * 123.84

WARRANTY DEED

FROM
GLENDON P. O'NEAL, ET UX
TO
CARL J. BEARD, ET UX

Mail to:
Century 21 Charlton Realty Co.
490 Bell Road
Nashville, Tennessee 37217

E 84458

IDENTIF. REFERENCE

AUG 23 8 44 AM '78
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

PEDIGO & SAINDON