WARRANTY DEED

BOOK 5346 PAGE 653

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Raymond T. Barth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 1978

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: October 28, 1978
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND T. BARTH, et ux (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	75-7
4452 BATON ROUGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1835 SAVOY DRIVE, N.E. (STREET ADDRESS)	85
HERMITAGE, TENN. 37076 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30341 (CITY) (STATE) (ZIP)	04D 24626

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, JESSIE L. BEARD and wife, JOAN J. BEARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND T. BARTH and wife, KAREN T. BARTH

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. 175 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 175 fronts 79.9 feet on the west side of Baton Rouge Drive and runs back 161.75 feet on the northerly margin and 156.24 feet on the southerly margin to a dead line in the rear measuring 88.70 feet.

Being the same property conveyed to Jessie L. Beard and wife, Joan J. Beard by deed from Murray K. Bailey and wife, Linda G. Bailey, of record in Book 5006, page 906, Register's Office for Davdison County, Tennessee.

This is improved (X) unimproved ( ) property, known as 4452 Baton Rouge Drive, Hermitage, TN 37076
(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 29 day of September, 19 78

Jessie L. Beard by Joan J. Beard, Attorney-in-fact
JESSIE L. BEARD

Joan J. Beard
JOAN J. BEARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie L. Beard and Joan J. 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 Goodlettsville, Tennessee this 29 day of September, 19 78

Commission Expires October 28, 1978 Douglas A Berry Notary Public

STATE OF _____
_____ 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 purpose 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

E 92520

IDENTIF. REFERENCE

OCT 5 9 50 AM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

OCT-5 78	CONV	45,000.00		
OCT-5 78	S'TAX		B* 117.00	
OCT-5 78	PR'FEE		B* .50	
OCT-5 78	W'DEED		B* 4.00	* 121.50

WARRANTY DEED

FROM
JESSIE L. BEARD, et ux

TO
RAYMOND T. BARTH, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York