9187 03/19 25.30- CHECK

BOOK 5406 PAGE 435 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Charles W. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF March, 1979.

Joyce L. Kahn
Notary Public

MY COMMISSION EXPIRES: July 18, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE CHAMPIONS REALTY CO. Suite 210, Brntwd.Hse. Brentwood
NAME ADDRESS Tn. 37027

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Beard (NAME)	Charles W. Beard (NAME)	30-81
Route #1, Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	335 Forrest Park Rd. Apt. 28 (STREET ADDRESS)	
White's Creek, Tenn. 37189 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	

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, Larry J. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Beard or wife Brenda G. Beard

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. 6 on the Plan of Felix Dickerson Subdivision, not of record, described according to a survey by Ralph Lambert and Son, Surveyors, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, the common corners of Lots 5 and 6; thence with the line between said lots, South 1 38' West 701.0 feet to a point in the common rear corner of Lots 5 and 6; thence North 87 West 28 feet to an iron pin; thence South 61 West 229 feet to a point in the common rear corner of Lots 6 and 7; thence North 5 40' East 672.6 feet to a point in the southerly margin of Old Hickory Boulevard; thence easterly with said road, 230 feet to the point of beginning, containing 3.06 acres.

Being the same property conveyed to Larry J. Martin by deed from Jerry P. Thompson of record in Book 4717. page 555, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____
(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 his hand this 13th day of March 19 79

Larry J. Martin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry J. Martin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 13th day of March 19 79

Commission expires July 18, 1982

Joyce L. Parker
Notary Public at Large

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
Larry J. Martin

TO
Charles W. Beard
or
Brenda G. Beard

F. 1 8 8 3 3

IDENTIF. REFERENCE

MAR 16 10 34 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
FEE $

OFFICIAL RECEIPT
-FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5406 PAGE 437

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8000.00- CAMT.	
			20.80 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	25.30-
9157A03/16/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 88 33

IDENTIF. REFERENCE

MAR 16 10 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 670747