This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5424 PAGE 100

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry M. Sir et ux	Lumbermen's Investment Corporation	Map 113-12
(NAME)	(NAME)	
5705 Cloverland Place	12th & Colorado	Parcel 201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027	Austin, Texas 78767	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Harry M. Sir and wife, Marian R. Sir and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Harry M. Sir and wife, Marian R. Sir have assumed and agree to pay the unpaid balance of an original indebtedness of $33,450.00, secured by Deed of Trust of record in Book 5140, page 43, Register's Office for Davidson County, Tennessee,

We, Lacy L. Beard and wife, Laurel P. Beard,

have this day bargained and sold, and do hereby transfer and convey unto the said Harry M. Sir and wife, Marian R. Sir,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Greenwood Hills, Section 2, of record in Book 4955, page 31, Register's Office for said County, described as follows:
Said Lot No. 43 fronts 56 feet on the northerly side of Atkins Drive and extends back 199.62 feet on the easterly line and 213.15 feet on the westerly line to a broken line in the rear measuring 99.85 feet thereon.

The above described property was conveyed to Lacy L. Beard and wife, Laurel P. Beard, by deed from William D. Evans and wife, Opal Dean Evans, of record in Book 5260, page 520, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage along the rear line of premises and a 2.5 x 30-foot utility anchor easement at the southeast front corner, 30-foot building setback line from Atkins Drive, and conditions of owner's certificate as shown on Plan of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee; and restrictive covenants contained in an instrument of record in Book 5071, page 50, Register's Office for Davidson County, Tennessee.

Harry M. Sir and Harry Michael Sir are one and the same person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 18th day of April 19 79

My commission expires: ____ (Affix Seal)

X Marian R. Sir
Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 3913 Atkins Drive, Nashville, Tennessee 37211
(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 Harry M. Sir and wife, Marian R. Sir, their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry M. Sir and wife, Marian R. Sir, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 18th *day of* April, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Lacy L. Beard
Lacy L. Beard

X Laurel P. Beard
Laurel P. 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,* Lacy L. Beard and Laurel P. Beard,

*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, *Tennessee, this* 18th *day of* April, *19*79

Commission expires 4/18/82

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM 79 36237

Lacy L. Beard et ux

TO

Harry M. Sir et ux

F. 2 5 1 8 6

IDENTIF. REFERENCE

APR 20 10 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5424 PAGE 102

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CO	
			111.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	116.30-
7404	A	04/20/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 1. 8 6

IDENTIFICATION REFERENCE

APR 20 10 57 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678708