STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

James Beechboard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July 1979.

Marvin M. Almany
Notary Public

MY COMMISSION EXPIRES: May 20, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. WEEMS, ATTORNEY; P.O. BOX 676; 699 WEST MAIN ST.; HENDERSONVILLE, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BEECHBOARD, ET UX, (NAME)	SAME (NAME)	11 D
731 DELAWARE AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	51335
MADISON, TENNESSEE 37115 (CITY) (STATE) (P. O. ZIP)	(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, E. C. FUSARINI ET UX, EVELYN C. FUSARINI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BEECHBOARD ET UX, BEULAH BEECHBOARD

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. 19 of Block "A" on the plan of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office, Davidson County, Tennessee.

SAID Lot No. 19 fronts 56 feet on the westerly side of Delaware Avenue and runs back between parallel lines with the northerly margin of Roosevelt Street 191.5 feet to a dead line.

BEING the same property conveyed to E. C. FUSARINI, ET UX, EVELYN C. FUSARINI by deed from BUFORD T. JENKINS, ET UX, LULA V. JENKINS, of record in Book 2481, page 162, Register's Office, Davidson County, Tennessee.

This is unimproved (XX) improved property, known as 731 Delaware Avenue, Madison Tennessee 37115
(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 2nd day of July, 1979

Evelyn C. Fusarini
EVELYN C. FUSARINI

E. C. Fusarini
E. C. FUSARINI

BOOK 5460 PAGE 138

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. C. FUSARINI, ET UX, EVELYN C. FUSARINI

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 Hendersonville, this 2nd day of July, 19 79.

My commission expires May 20, 1982 Notary Public Marvin M. Abney

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____, 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 _____

Witness my hand and seal, at office in _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

MARVIN M. ABNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F: 38244

4097 $7.65- CHECK

IDENTIF. T REFERENCE

JUL 5 9 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM E. C. FUSARINI, ET UX,

EVELYN C. FUSARINI

TO JAMES BEECHBOARD, ET UX,

BEULAH BEECHBOARD

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

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

RECEIVED OF _____

FOR _____

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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
			23500.00- CO	
			61.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	67.60-
4097A07/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 382444

IDENTIF. REFERENCE

JUL 6 9 50 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694892