ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Damon Beard	First & Mid-South	144-10
(NAME)	(NAME)	
2156 Timberwood Drive	315 Union Street	49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37201	FH-4395
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption of a certain Deed of Trust of record in Book 5065, page 14, Register's Office for Davidson COunty, Tennessee, to secure to First and Mid South Mortgage Company, the pirncipal amount of $60,000.00.

We, Thomas Kirby Hartley and wife, Nell Tabor Hartley

have bargained and sold, and by these presents do transfer and convey unto the said Damon Beard and wife, Mary McGavock Beard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Chickering Valley, as of record in Book 2331, pages 121,122, and 123, Register's Office for said County.

Said Lot No. 67 fronts 196 feet on the northerly side of Timberwood Drive and extends back 300 feet on the easterly line and 206.3 feet on the westerly line to a dead line measuring 160 feet thereon.

Being the same property conveyed to Thomas Kirby Hartley and wife, Nell Tabor Hartley, by deed from Lou Graham and wife, Patsy Graham of record in Book 5065, page 12, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and plats of record as of record in Register's Office for said County.

The buyers agree to purchase the improved property in "as-is" condition. The sellers make no warranties or guarantees regarding the improved property.

As part of the consideration herefore, the grantors transfer to the grantees, all right, title, interest in said escrow account.

unimproved ( )
This is improved (X) property, known as 2156 Timberwood Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 7th day of January, 1980.

Thomas Kirby Hartley

Nell Tabor Hartley

STATE OF Pennsylvania

COUNTY OF Allegheny

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5539

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Kirby Hartley and wife, Nell Tabor Hartley

the bargainor , 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 Pittsburgh, Pa. this day of January, 1980.

My commission expires 7/14/83 Notary Public

EMMA J. ADAMS
Allegheny County, Pa.
My Commission Expires July 14, 1983

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 and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 93,538.21

This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard T. Hall

Sworn to and subscribed before me this 10th day of January, 19 80.

My commission expires 9-2-83 Notary Public Nancy C. Johnson

NOTARY PUBLIC AT LARGE

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FELIX E. ... REGISTER

JAN 10 4 03 PM '80

IDENTIFICATION REFERENCE

RUSH

71687

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			93530.21- CO 243.10 CO TX .50 PRFEE 6.00 WDEED CHECK 249.60- 6539A01/10/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71687

IDENTIF. REFERENCE

JAN 10 4 04 PM '80

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

No. 736083