Prepared By:
M. Milton Sweeney
Attorney At Law
1108 J. C. Bradford Bldg.
Nashville, Tenn. 37219

1978 12/23 71.50- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARL BEAN, Jr.	SAME	81-10
(NAME)	(NAME)	
119 17th Ave. S.		368
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration the receipt of which is hereby acknowledged. *Dollars,*

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I, Bobby Joe Harris

have this day bargained and sold, and do hereby transfer and convey unto the said Carl Bean, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I: Land in Davidson County, Tennessee being Lots Nos. 315, 316, and 317 on the Map of J. M., T. J., and G. W. Hardings' Addition as of record in Book 21, page 80, Register's Office for said County.

Said Lots Nos. 315, 316 and 317 front together 168 feet on the southerly side of Buchannan Street formerly Hydes Ferry Pike and runs back between parallel lines with the westerly margin of 22nd Avenue, North, formerly Alamo Street, 150 feet to an alley.

Being the same property conveyed to E. E. Morgan and wife, Maude Morgan by deed from C. B. Bogle and wife, Dovie Lee Bogle and Ray Bogle of record in Book 2028, page 299, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee being part of Lot No. 318 in J. M., T. J., and G. W. Harding's Plan of Lots in North Nashville, being a subdivision of part of the Harding Beasley Property of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, according to a survey made June 7, 1952, by Norris H. Hickerson, Surveyor, said part of Lot No. 318, described as follows:

CONTINUED ON BACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 23rd day of December 19 80

My commission expires: 7-17-83 (Affix Seal)

Affiant

Thomas E. Wall
Notary Public

unimproved (X)
This is improved ( ) property, known as 2203 Buchannan Street (House Number) (Street) P.O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 23rd *day of* December, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emily P. Harris

Bobby Joe Harris

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. Milton Sweeney *a Notary Public in and for said County and State,* Bobby Joe Harris and Emily P. Harris

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* 23 *day of* December, *19*80.

M. Milton Sweeney *Notary Public*

Commission expires 10-18-81

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 .....

TRACT I: Being on the westerly margin of 22nd Avenue, North at a point being the northeast corner of Lot No. 318; thence with the westerly margin of said Avenue, southerly 35 feet to a point being 39 feet from the southeast corner of Lot No. 318; thence westwardly 157 feet to a point on the easterly margin of an alley, said point being 35 feet from the southwest corner of Lot No. 318; 35 feet to a point; thence eastwardly 157 feet to the beginning.

TRACT II: Beginning at a point in the westerly margin of 22nd Avenue, North being the northeast corner of Lot No. 318 thence westerly 157 feet to a point in the easterly margin of an alley, 70 feet from the southwest corner of Lot No. 318; thence along the easterly margin of said alley 36 feet, more or less, to a point, being the northwest corner of Lot No. 318; thence easterly along the southerly margin of another alley 161 feet, more or less, to the point of beginning.

Being the same property conveyed to Bobby Joe Harris by deed from John C. McLemore, Trustee of record in Book 5065, page 493, Register's Office for Davidson County, Tennessee, and the same property conveyed to Consolidated Construction, Inc., by deed from E. E. Morgan and wife, Maude Morgan of record in Book 4628, page 456 Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

Bobby Joe Harris

TO

Carl Bean, Jr.

THIS INSTRUMENT PREPARED BY:
M. Milton Sweeney
Attorney at Law
1108 J. C. Bradford Building
Nashville, Tennessee 37219

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

DAVIDSON COUNTY, TENNESSEE
FELIX Z. WILSON REGISTER
DEC 23 3 28 PM '80

IDENTIF. REFERENCE

G 2.3.2.1 0

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
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
1978A	12/23/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 2 1 0

IDENTIF. REFERENCE

DEC 23 3 28 PM '80

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

No. 799186