WARRANTY DEED

BOOK 5900 PAGE 806

G. 9 6 4 4 6

...ERENCE MAIL ENV.

JUN 21 9 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,900.00

Robert E. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 82

Notary Public

MY COMMISSION EXPIRES: October 13, 1985

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072 mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. BEARD, et ux (NAME)	OWNER (NAME)	72-12
2227 THISTLEWOOD RD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2
NASHVILLE TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ 55900

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, ADA H. FOX, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. BEARD and wife, MARGARET 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. 64 and the east 10 feet of Lot No. 63 on the Map of George Waters' Subdivision, as of record in Book 332, pages 136 & 137, Register's Office for Davidson County, described as follows:

Beginning at a point in the north margin of Hanover Avenue 59 feet east of the east margin of an alley; thence northerly 172.9 feet to the south margin of an alley; thence northeasterly with the margin of same, passing the corner of Lots No. 63 & 64 at 11.9 feet, in all 26.9 feet to a turn in said alley; thence continuing with the margin of same easterly 38 feet to the corner of Lots No. 64 & 65; thence with the line between said lots southerly 84.4 feet to the north margin of Hanover Avenue; thence with the margin of same westerly 60 feet to the point of beginning.

Being the same property conveyed to Jarradah Fox and wife, Ada H. Fox by deed from S. T. Watson and wife, Norma Watson, of record in Book 3181, page 27, Register's Office for Davidson County, Tennessee. The said Jarradah Fox having since died.

unimproved ( )
This is improved (X) property, known as 1703 Hanover Drive, Nashville, Tennessee 37216
(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 my hand this 14th day of June, 19 82

Ada H. Fox

ADA H. FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5900 PAGE 807

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ada H. Fox

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 1982

Douglas R Berry
Notary Public.

Commission Expires October 17, 1982

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19__

_____
Notary Public

My commission expires _____

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WARRANTY DEED

FROM
ADA H. FOX

TO
ROBERT E. BEARD, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

RECEIVED OF _____

FOR BOOK 5900 PAGE 808

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

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15900.00- CO	
			41.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	47.84-
3703A	06/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9 6. 4 4 6

REFERENCE

JUN 21 9 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887409