This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6041 PAGE 905

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eddy W. Beard and wife, Judy K. Beard	First Tennessee Bank N. A. Memphis	Map 133-2
(NAME) 3216 Avenal Drive	(NAME) P. O. Box 474	Parcel 196
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Eddy W. Beard and wife, Judy K. Beard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Robert L. Parker, Jr. and wife, Tirri T. Parker

have this day bargained and sold, and do hereby transfer and convey unto the said Eddy W. Beard and wife, Judy K. Beard *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Dr. Z. C. Gammel's Subdivision of part of D. C. Buell's Tract as of record in Book 2083, page 73, Register's Office for said County.

Said Lot No. 8 fronts 70.0 feet on the east side of Avenel Avenue and extends back 273.2 feet on the north line and 273.5 feet on the south line to a dead line measuring 70.0 feet thereon.

The above described property was conveyed to Robert L. Parker, Jr., and wife, Tirri T. Parker by deed from Howard B. Brummett and wife, Betty C. Brummett, as of record in Book 5252, page 712, and re-recorded in Book 5258, page 664, Register's Office for said County.

APR 21 10 44 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
H 4.3 I 7.3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,900.00

Subscribed and sworn to before me, this the 19th day of April 19 83

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3216 Avenal 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 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, except for 1983 taxes which are prorated and assumed by the purchasers.

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 19th *day of* April, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

04/21 1983

Robert L. Parker, Jr.

Tirri T. Parker

1920

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6041 PAGE 906

Personally appeared before me, Mary Ensley *a Notary Public in and for said County and State,* Robert L. Parker, Jr. and wife, Tirri T. Parker

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* 19th *day of* April, *19* 83

Mary Ensley *Notary Public*

Commission expires 7/8/84

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 .....

WARRANTY DEED

FROM

Robert L. Parker, Jr., et ux

TO

Eddy W. Beard, et ux

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-241948

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6041 PAGE 907

FOR

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
			46900.00- CO	
			121.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.44-	
			1820A04/21/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 21 10 45 AM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

No. 943503