THIS INSTRUMENT PREPARED BY:
Charles C. Morrow, Attorney
3221 Nolensville Road
Nashville, TN 37211
(832-0138)

WARRANTY DEED

BOOK 6101 PAGE 521

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank M. Bess, Jr. et ux	Same	119-13
(NAME) 139 Lake Park Drive	(NAME) Same	Part 215
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Five Hundred and No/100---
----------($13,500.00) ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged,

I, Joann Nicholas Beard

have this day bargained and sold, and do hereby transfer and convey unto the said Frank M. Bess, Jr. and wife,
Jimmie Opla Bess

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

BEING Lot No. 97 on the Plan of College Heights, as of record in Plan Book 332, Page 19, Register's Office for said County.

SAID Lot No. 97 fronts 50 feet on the northerly side of Radnor Street, and runs back between parallel lines, 169 feet to an alley.

BEING the same property conveyed to Joann Nicholas Beard by deed from Mary J. Nicholas of record in Book 5219, Page 717, Register's Office for Davidson County, Tennessee.

The said J. R. Nicholas being the father of the Grantor and the said Richard Beard, Jr. being the husband of the Grantor, hereby join in this conveyance for the purpose of releasing any interests that they may have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 22nd day of July, 19 83

My commission expires: 5-24-84 (Affix Seal)

Affiant: Joann Nicholas Beard

Notary Public: Sally Moore

NOTARY PUBLIC STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 470 Radnor Street, 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.

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 22nd *day of* July, *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.*

Joann Nicholas Beard
Richard Beard Jr.
J. R. Nicholas

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6101 PAGE 522

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Joann Nicholas Beard, Richard Beard, Jr. and J. R. Nicholas

*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* 22nd *day of* July, *19* 83

Notary Public

Commission expires 9/27/1984

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.....

4464 07/25 41.60- CHECK

WARRANTY DEED

FROM

JOANN NICHOLAS BEARD, et al

TO

FRANK M. BESS, JR., et ux

H 62597.

IDENTIF. REFERENCE

RUSH

JUL 25 2 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6101 PAGE 523

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.60-
			4464A07/25/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 5 9 7

IDENTIF. REFERENCE

JUL 25 2 20 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 966132