THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY AT LAW
4207 LEBANON ROAD, SUITE 100, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Claude P. Bearden et ux, June Bearden	SAME	03DZ-16570
(NAME) 117 Spring Valley Road	(NAME)	95-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS)	207
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6122 PAGE 280

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS'

and other good and valuable considerations, the receipt of which is hereby acknowledged we, the undersigned, GARY L. HART and wife, STEPHANA L. HART, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said CLAUDE P. BEARDEN and wife, JUNE BEARDEN

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 the northerly 10 feet of Lot No. 33 and the southerly part of Lot No. 34 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Beginning on the easterly margin of Spring Valley Road at a point 100 feet south of the corner of Lots Nos. 34 and 35; thence eastwardly and parallel with the dividing line between Lots Nos. 33 and 34, 300 feet, more or less, to the dividing line between Lots Nos. 32 and 34; thence with said line southwestwardly 106 feet, more or less, to the common corner of Lots Nos. 32, 33 and 34; thence with the dividing line between Lots Nos. 32 and 33, southwardly 10 feet; thence westwardly 249 feet, more or less, to the easterly margin of Spring Valley Road at a point 10 feet south of the corner of Lots Nos. 33 and 34; thence with said road northwardly 100 feet to the beginning.

BEING the same property conveyed to Gary L. Hart and wife, Stephana L. Hart by deed from Roy J. Miller, a widower, of record in Book 4806, Page 11, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 117 Spring Valley Road (House Number) (Street)
Nashville, TN 37214
(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 24th day of August, 19 83.

Gary L. Hart
GARY L. HART

Stephana L. Hart
STEPHANA L. HART

BOOK 6122 PAGE 281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Hart and wife, Stephana L. Hart

the bargainors, 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 24th day of August, 19 83.

My commission expires 7-27-86 Notary Public

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 $ 87,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Claude P Bearden

Sworn to and subscribed before me this 24th day of August, 19 83.

My commission expires 7-27-86 Notary Public

This instrument was prepared by:

Name	Address
DAVID R. KENNEDY, ATTORNEY	4207 LEBANON ROAD, SUITE 100, HERMITAGE, TENNESSEE 37076

RUSH

FELIX E. NIXON, REGISTER
DAVIDSON COUNTY, TN
AUG 25 8 40 AM '83

IDENTIF. REFERENCE

H 6.9 2.3 4.

2274 08/25 234.00- CHECK

WARRANTY DEED

FROM GARY L. HART and wife,

STEPHANA L. HART

TO CLAUDE P. BEARDEN and wife,

JUNE BEARDEN

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

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6122 PAGE 282

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
			87500.00- CO	
			227.50 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	234.00-
8274138/88/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 2 3 4

IDENTIF. REFERENCE

AUG 23 8 40 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 973718