File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Jerry W. Blair et al (NAME)	Citicorp Homeowners Services, Inc. (NAME)	91-5-96
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 27377 (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6240 PAGE 751

For and in consideration of the sum of Ten and 00/100---------- ----------($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Marvin G. Beard and wife, Teresa A. Beard to James R. Bellar, Trustee, of record in Book 5363, page 30, Register's Office for Davidson County, Tennessee;

We, MARVIN G. BEARD and wife, TERESA A. BEARD

have bargained and sold, and by these presents do transfer and convey unto the said JERRY W. BLAIR and DAVID R. HAYS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 38 on the Plan of Moss-Wood Subdivision, Section 2, of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50 feet on the easterly side of Waco Drive and runs back 170 feet on the northerly line and 171.3 feet on the southerly line, to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Marvin G. Beard and wife, Teresa A. Beard by deed from Raymond T. Fornter and wife, Sharon E. Fortner, of record in Book 5363, page 28, Register's Office for Davidson County, Tennessee.

I 06080

IDENTIF. REFERENCE

MAR 2 8 48 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (KX) unimproved ( ) property, known as 634 Waco Drive, Nashville, Tennessee 37209
(House Number) (Street)

(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 29th day of February, 19 84.

Marvin G. Beard
MARVIN G. BEARD

Teresa A. Beard
TERESA A. BEARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5240 PAGE 752

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin G. Beard and wife, Teresa A. Beard

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 19 84.

My commission expires July 21st, 1984. Notary Public Thomas D Hayston

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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 $ 33,967.77
This is equal to or greater than the property would bring at a fair and voluntary sale.

David Hays

Sworn to and subscribed before me
this 29th day of February, 19 84.

My commission expires July 21st, 1984 Notary Public Thomas D Hayston

This instrument was prepared by:	
Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37209	
Name	Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

5819 03/02 94.90- CHECK
WARRANTY DEED

FROM
Marvin G. Beard and wife,
Teresa A. Beard

TO
Jerry W. Blair and
David R. Hays

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 6240 PAGE 753

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
			33967.77- CAMT.	
			65.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.90-
6819A03/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

060800

IDENTIF. REFERENCE

MAR 2 8 40 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16907