FORM NO. WD-1

BOOK 6545 PAGE 346

STATE OF TENNESSEE }
COUNTY OF DAVIDSON ~~XXXXXXX~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Jeffrey Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1985

Notary Public

MY COMMISSION EXPIRES: 3/8/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 7003 Chadwick, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Beard (NAME)	Commerce Union Bank (NAME)	
127 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	162-07-181
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Beard and wife, Terri L. 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:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Wittemore Valley, as of record in Book 6250, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. L. Bainbridge, Inc. by deed from B & P Developments, a partnership, of record in Book 6336, Page 83, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6243, page 80, said Register's Office.

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
APR 30 4 05 PM '85
IDENTIFICATION REFERENCE
10727

This is unimproved ( ) improved (X) property, known as 127 Tusculum Road, Nashville, TN 37211
(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 29th day of April, 1985

W. L. Bainbridge, Inc.
By: [signature]
W. L. Bainbridge, III, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~XXXXX~~
Davidson County
Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. L. Bainbridge, III and _____ with whom I am personally acquainted and who upon (his oath) ~~(their oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the W. L. Bainbridge, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. L. Bainbridge, III as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood on this the 29th day of April, 19 85.

My commission expires 3/5/89

Connie Lynn
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
W. L. Bainbridge, Inc.

TO
Jeffrey Beard
Terri L. Beard

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140, 7003 CHADWICK DR.
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6545 PAGE 348

FOR _____

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

6350.00- CAMT.
139.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 145.60-
31-84A04/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0027

IDENTIF. REFERENCE

APR 30 4 05 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 129915