BK 21

FORM NO. WD-1

BOOK 6616 PAGE 587

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Robert L. Beard, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 85

Notary Public

MY COMMISSION ~~My Commission Expires March 28, 1989~~
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Robert L. Beard, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	150-11
3325 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	3819 South George Mason Drive (STREET ADDRESS)	61
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP)	2D-70457

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, Robert A. Moeller and wife, Linda A. Moeller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Beard, Jr. and wife, Deloris S. 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:

Being Lot No. 169 on the Plan of Towne Village of the Country, Section 2, of record in Book 5200, pages 176 and 177, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Robert A Moeller and wife, Linda A. Moeller by deed from Randall Phillips Bldrs., Inc. of record in Book 5782, Page 828, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5456, page 511 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Lee E. Cranford executed this instrument on behalf of Robert A. Moeller pursuant to a Power of Attorney which is being placed of record currently herewith.

Lee E. Cranford executed this instrument on behalf of Linda A. Moeller pursuant to a Power of Attorney which is being placed of record currently herewith.

This is ( ) unimproved (X) improved property, known as 3325 Towne Ridge Drive, Antioch, Tn. 37013
(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 our hand s this 24th day of July, 19 85

Robert A. Moeller by Lee E. Cranford, atty in fact
Robert A. Moeller

Linda A. Moeller by Lee E. Cranford, atty in fact
Linda A. Moeller

07/25 173.10 CHECK

2170

BOOK 6616 PAGE 588

STATE OF TENNESSEE
Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Moeller and wife, Linda A. Moeller

the 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 Brentwood, Tennessee, this 24th day of July 19 85.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Robert A. Moeller
Linda A. Moeller

TO
Robert L. Beard, Jr.
Deloris S. Beard

PREPARED BY:
M. EDDIE MONTGOMERY, ATTORNEY
SUITE 140-7003 CHADWICK DR.
BRENTWOOD, TN 37072

J 2 4 2 4 6

IDENTIF. REFERENCE

JUL 29 12 20 PM '85
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lee E. Cranford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Robert A. Moeller and wife, Linda A. Moeller as their Attorney in Fact as the free act and deed of the within named Lee E. Cranford.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of July, 1985.

My Commission Expires March 8, 1989

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6616 PAGE 589

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

660[illegible].00- CONT.
171.60 CSTAX
.50 PREE
6.00 MISC
CHECK 173.10-
2170A07/29/85 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 2 4 6

IDENTIF. REFERENCE

JUL 29 12 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158267