Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Deborah C. Beard
4908 Briarwood Drive
Nashville, TN. 37211

SEND TAX BILLS TO:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA. 30085-0656

MAP-PARCEL NUMBERS:
MAP 147-05
PARCEL 151
6DU-29480

WARRANTY DEED

BOOK 6844 PAGE 875

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN F. K. FLANAGAN and wife, CAROL J. S. FLANAGAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DEBORAH C. BEARD hereinafter called the Grantee, Grantee's 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. 508 on the plan of Section Six, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for said County.

SAID Lot No. 508 fronts 100 feet on the easterly margin of Briarwood Drive and extends back 211.1 feet on the northerly line and 220.5 feet on the southerly line to a dead line in the rear, measuring 102 feet thereon.

BEING the same property conveyed to John F. K. Flanagan and wife, Carol J. S. Flanagan by deed from Robert Scott Mayberry and wife Nelda Boyd Mayberry of record in Book 5915, page 915, Register's Office for Davidson County, Tennessee.

96757

IDENTIFICATION REFERENCE

MAY 1 11 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4908 Briarwood Drive, Nashville, TN. 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee. Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of April, 19 86.

John F. K. Flanagan

Carol J. S. Flanagan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of April, 19 86, before me personally appeared John F. K. Flanagan and wife, Carol J. S. Flanagan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 4-2-90

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6844 PAGE 876

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,500.00.

Deborah C. Beard
Affiant

Subscribed and sworn to before me, this the 25th day of April, 19 86.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

John F. K. Flanagan and wife,
Carol J. S. Flanagan

to:

Deborah C. Beard, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

N 24963

Box 8 cg

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

RECEIVED OF _____

FOR _____

BOOK 6844 PAGE 877

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
			69500.00- CAMT.	
			180.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 187.20-	
			9255A05/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96757

IDENTIFICATION REFERENCE

MAY 1 11 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243197