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:
Drakes Branch Associates
51 Lindsley Avenue
Nashville, TN. 37210

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
MAP 94-00
PARCEL 51
3DZ-00826

BOOK 6874 PAGE 97

WARRANTY DEED

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, Hayes M. Beard and wife, Betsy Beard hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Drakes Branch Associates 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:

A tract of land in the 3rd, formerly the 15th, Civil District of said County, being Lot No. 7 in the Subdivision of Gilbert Logue's tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

BEGINNING in the westerly line of Hooberry and Benedict's land, said beginning point being 385 feet north of the northerly margin of Lebanon Pike and being the common corner of Lots Nos. 6 and 7; thence with the line between said two lots westwardly 492.5 feet to the easterly line of J. F. Gotschall's land; thence with his easterly line northwardly 49 feet to the common corner of Lots Nos. 7 and 8; thence with the line between said two lots eastwardly 487 feet to the westerly line of Hooberry and Benedict's land; thence with their westerly line southwardly 131.2 feet to the common corner of Lots Nos. 6 and 7, to the point of beginning.

Together with a 40 foot easement for the purpose of ingress and egress, along with an easement for a water line.

BEING the same property conveyed to Hayes M. Beard and wife, Betsy Beard by deed from Julian G. Morgan and Elva Louise, of record in Book 4366, page 583, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as Lebanon Road, Nashville, TN.

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 30th day of May, 19 86

Betsy Beard
Betsy Beard

Hayes M. Beard
Hayes M. Beard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 19 86, before me personally appeared Hayes M. Beard and wife, Betsy Beard, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6874 PAGE 98

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 $ 34,000.00.

R B Campbell
Affiant

Subscribed and sworn to before me, this the 30th day of May, 19 86.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

0.6.2.5.1-

IDENTIFICATION REFERENCE

JUN 2 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Hayes M. Beard and wife, Betsy Beard

to:
Drakes Branch Associates

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

TN 25194

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6874 PAGE 99

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
			34000.00- CONT.	
			88.40 STAX	
			.50 PRFEE	
			6.00 MRETD	
			CHECK	94.90-
			0417A06/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.6.2.5.1-

IDENTIFICATION REFERENCE

JUN 2 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254099