BOOK 6920 PAGE 413
FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Amanda A. Pinkard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 86

Notary Public

MY COMMISSION EXPIRES: July 19, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bone, Langford & Armistead, P.C., Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Pinkard, Jr. (NAME)	Investors Federal Savings Bank (NAME)	61-4-144
4228 Brush Hill Road (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tennessee 37075 (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, Florence Beaber, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Pinkard, Jr. and wife, Amanda A. Pinkard

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:

Lot No. 3 of Block 3 on the Plan of A. J. McGaughey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the westerly side of Haysboro Drive and runs back 287 feet on the north line and 285 feet on the south line, to a 40-foot road, measuring 100 feet on said road.

Being the same property conveyed to Edmund J. Beaber and wife, Florence Beaber, by deed from Henry A. Graham and wife, Suzanne Hurd Graham, of record in Book 2085, page 257, said Register's Office.

21530

IDENTIFICATION REFERENCE

JUL 17 11 18 AM '86

FELIX P. WILKINS III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4228 Brush Hill Road, Nashville, Tennessee 37216
(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 her hand this 15th day of July, 1986

Florence Beaber
Florence Beaber

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, the within named Florence Beaber

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 19 86.

Kenneth P. Ezell Notary Public

Commission Expires July 18, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Florence Beaber, a widow

TO
James S. Pinkard, Jr. and wife, Amanda A. Pinkard

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			100000.00- CAMT.	
			280.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	286.50-
8445A	07/17/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21530

IDENTIF. REFERENCE

Jul 17 11 18 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 271799