Filed

BOOK 6932 PAGE 164

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~47,000.00~~

Robert W. Beaird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1986.

Notary Public

MY COMMISSION EXPIRES November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co., 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Beaird (NAME)	Mortgage Corporation of the South (NAME)	149-09-0
4725 Miners Cove (STREET ADDRESS OR ROUTE NUMBER)	2219 6th Ave. North (STREET ADDRESS)	201.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (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, Robert Wayne Simms, A Single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Beaird and wife, Sharon K. Beaird

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. 156 on the Plan of Section Four, Terragon Trails, of record in Book 5050, Page 57, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Wayne Simms by deed of record in Book 5756, Page 993, Register's Office for Davidson County, Tennessee.

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

Robert Wayne Simms and Robert W. Simms being one and the same person.

2 5 8 4 5

IDENTIFICATION REFERENCE

Jul 29 12 14 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4725 Miners Cove, 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 my hand this 28th day of July, 1986

Robert Wayne Simms

Robert Wayne Simms

STATE OF TENNESSEE
Davidson County

BOOK 6932 PAGE 165

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

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

Witness my hand and official seal at Antioch, Tennessee, this 28th day of July, 19 86.

Notary Public

Commission Expires November 1, 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
Robert Wayne Simms

TO
Robert W. Beaird and wife, Sharon K. Beaird

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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

RECEIVED OF _____

FOR _____

BOOK 6932 PAGE 166

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

4700[illegible].00- CAIT.
131.60 CSTAX
.50 PRFE[illegible]
6.00 MORT[illegible]
CHECK 138.10-
3474A07/29/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25845

IDENTIFICATION REFERENCE

Jul 29 12 14 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 276718