THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6951 PAGE 989

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES A. BEAIRD, ET UX	SAME	Map 82-3
(NAME)	(NAME)	
940 Mansfield Ave		Parcel 359
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HUDSON PROPERTIES, INC., hereinafter referred to as Grantor,

has bargained and sold, and does hereby transfer and convey unto the said JAMES A. BEAIRD AND WIFE, JOHNNIE PEARL BEAIRD, hereinafter referred to as Grantees, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 8 in the Philip Alwill's Addition, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet in the south side of Mansfield Avenue and runs back between parallel lines 170 feet to a 12-foot alley.

Being the same property conveyed to Hudson Properties, Inc., by deed of record in Book 6763, page 654, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 15th day of August, 19 86.

James A. Beaird
Affiant

My commission expires: 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 940 Mansfield Avenue, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 15th day of August, 19 86, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HUDSON PROPERTIES, INC.

By:
H. Berney Ragan, President

H. Berney Ragan, Pres.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , *a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* H. BERNEY RAGAN *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* HUDSON PROPERTIES, INC. *the within named bargainor, a corporation, and that he as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Goodlettsville *this* 15th *day of* August, *19* 86

Velma D. Wright
Notary Public

Commission expires 3/8/89

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

AUG 18 11 22 AM '86
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

32663

CROSS REFERENCE

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

45[illegible].00- CAPT.
126.00 CSTAX
.50 PRFEE
6.00 MRTG
CHECK 132.50-
1249A06/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32663

IDENTIFICATION REFERENCE

Aug 18 11 22 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 284309