BOX 15

BOOK 7124 PAGE 114

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Robert W. Beard Patricia R. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Robert W. Beard (NAME)	Great Financial Federal (NAME)	144-10
2156 Timberwood Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Walnut St., P.O. Box 989 (STREET ADDRESS)	#49
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP)	FH 4395

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, Damon Beard and wife, Mary McGavock Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Beard and wife, Patricia R. Beard

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. 67 on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 67 fronts 196 feet on the northerly side of Timberwood Drive and extends back 300 feet on the easterly line and 206.3 feet on the westerly line to a dead line measuring 160 feet thereon.

Being the same property conveyed to Damon Beard and wife, Mary McGavock Beard by deed from Thomas Kirby Hartley and wife, Nell Tabor Hartley of record in Book 5553, page 753, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2156 Timberwood Drive, Nashville, TN. 37215
(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 their hand s this 27th day of January, 19 87

Damon Beard

Mary McGavock Beard

STATE OF TENNESSEE
Davidson County

BOOK 7124 PAGE 115

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Damon Beard and wife, Mary McGavock Beard

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January 19 87.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Damon Beard and wife, Mary McGavock Beard

TO

Robert W. Beard and wife, Patricia R. Beard

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

IDENTIFICATION REFERENCE

FEB 2 | 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

89264

BOX 18

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7124 PAGE 116

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

130[illegible].[illegible]3- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 370.50-
546A02/[illegible]2/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89264

IDENTIFICATION REFERENCE

FEB 2 | 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40912