FILE BOX 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
J. O. BEAN, ET UX	SAME	081-10-0-221.00
(NAME) 424 NESBITT LANE	(NAME) NO MORTGAGE	8DA 12290
(STREET ADDRESS OR ROUTE NUMBER) NVADSON TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7158 PAGE 10

For and in consideration of the sum of TEN ($10.00) 00/100 DOLLARS

And other good and valuable consideration the amount of which is hereby acknowledged.
I, Johnny Ross Brown, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said J. O. BEAN and wife, GERALDINE P. BEAN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the south 12.5 feet of Lot No. 154 and the north 25 feet of Lot No. 153 in Cobb's Subdivision of Lot No. 6 of the subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 153 and 154 front together 37.5 feet on the east side of 24th Avenue North and extend back between parallel lines 150 feet to an alley on which they measure 37.5 feet.

Being the same property conveyed to Johnny Ross Brown and wife, Helen Brown by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert by Installment Deed of record in Book 4969, page 481, said Register's Office.

The said Helen Brown having since died.

unimproved ( )
This is improved (X) property, known as 1730 24th Avenue North (House Number) (Street)
Nashville, TN 37208 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 4th day of March, 19 87.

Johnny Ross Brown
JOHNNY ROSS BROWN

BOOK 7158 PAGE 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY ROSS BROWN

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 Nashville, this 4th day of March, 19 87.

My commission expires 1/19/88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 8,331.84
This is equal to or greater than the property would bring at a fair and voluntary sale.

J.O. Bean

Sworn to and subscribed before me
this 4th day of March, 19 87.

My commission expires 1/19/88 Notary Public

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, 1314 5th Avenue North, Suite 300, Nashville, TN 37208-2726

Name Address

3214 03/05 29.74- CHECK 0.00 6.1.

WARRANTY DEED

FROM JOHNNY ROSS BROWN

TO J. O. BEAN, ET UX

IDENTIFICATION REFERENCE

MAR 5 12 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7158 PAGE 12

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.00 61.

IDENTIFICATION REFERENCE

MAR 5 12 43 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 53419