Bk 33

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Estella Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF April, 1987

Notary Public

MY COMMISSION EXPIRES: March 10, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Robert Lee Beard, Jr. (NAME)	Troy & Nichols, Inc. (NAME)	81-2
2204-24th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	58
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	Monroe, Louisiana 71211-4025 (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, B. B. Doubleday, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Beard, Jr. and wife, Estella 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. 134, on the Plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for said County.

SAID Lot No. 134 fronts 50.0 feet on the easterly margin of 24th Avenue North, formerly known as Dudley Avenue, and extends back easterly between parallel lines 150.0 feet to an alley.

B. B. Doubleday, Jr., a married man, has filed an election of homestead setting aside property as his homestead; said election being of record in Book 3837, page 247, said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BEING the same property conveyed to B. B. Doubleday, Jr., by deed from Mary Bathurst, of record in Book 4707, page 776, Register's Office for Davidson County, Tennessee. Said deed erroneously stated Lot No. 234 was being conveyed. However, no Lot No. 234 exists in said subdivision, and the intent of the parties was that the grantor therein convey all her right, title, and interest in Lot No. 134 to the grantee therein.

This is ( ) unimproved ( ) improved (XX) property, known as 2204-24th Avenue, North, Nashville, TN 37208
(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 his hand this 20th day of April, 19 87

B. B. Doubleday, Jr.

9656

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. B. Doubleday, Jr.

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 19 87.

Commission expires November 1, 1987

* or proved to me on the basis of satisfactory evidence.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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_____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM
B. B. Doubleday, Jr.

TO
Robert Lee Beard, Jr. and wife, Estella Beard

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IDENTIFI REFERENCE

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

32000.00- CAMT.
89.60 CSTAX
.50 PRFEE
6.00 WDE D
CHECK 96.10-
9298\$04/27/97 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19045

IDENTIFICATION REFERENCE

APR 27 10 00 AM 1997

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74024