BOOK 7299 PAGE 416

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Walter S Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1987.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Walter S. & BessieMai Beard (NAME)	Same (NAME)	Map 72-13
1923 Pinehurst Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 423
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	27W-25120

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. Gilbert E. Bailey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter S. Beard and wife, Bessie Mai 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:

BEING Lot No. 13 on the Plan of the Eastland Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas property, as of record in Book 421, page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 51½ feet on the southerly side of Douglas Avenue and runs back 88½ feet on the westerly line and 98½ feet on the easterly line to an alley measuring 50 feet thereon.

BEING the same property conveyed to Gilbert E. Bailey by Installment Deed from Jeanne McNish Griggs of record in Book 5522, page 618, Register's Office for Davidson County, Tennessee.

GRANTEE(S) hereby assume and agree to pay the mortgage payable to Jeanne McNish Griggs, secured by Installment Deed of record in Book 5522, page 618, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1987 have been pro-rated and assumed by Grantee.

FELIX Z. WILHOITE, REGISTER
DAVIDSON COUNTY, TN
JUL 17 2 33 PM '87

IDENTIFICATION REFERENCE

46593

unimproved ( )
This is improved (X) property, known as 1102 E. Douglas Ave. Nashville, TN 37206
(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 Whereever 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 16th day of July, 1987

Gilbert E. Bailey Gilbert E. Bailey

07/17 45.70- CHECK

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STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Gilbert E. Bailey
(Name of natural person executing the instrument)

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, at office, this 30th day of July 1987.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Gilbert E. Bailey

TO
Walter S. Beard and wife,
Bessie Mai Beard

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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
			14000.00- CASH	
			39.20 STATE	
			.50 PRFEE	
			6.00 MISC	
			CHECK	45.70-
06/06A07/17/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46593

IDENTIFICATION REFERENCE

JUL 17 3 33 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104973