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File 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Gregory L. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 87

Notary Public

My Commission Expires Jan. 10, 1989
MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Gregory L. Beard	Same		105-13-113
(NAME)	(NAME)		
1517 Barnard Avenue			22W10425
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN 37212			
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		

FOR AND 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, Real Equity, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory L. Beard and wife, Alberta 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 the westerly half of Lot No. 70 on the Map of Belmont Land Company's Plan called Belmont Height's as of record in Book 421, page 34, Register's Office for said County, said part of said lot front 50 feet on the North side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Real Equity, Inc. by deed from Billie Jean Tune of record in Book 7287, page 275, Register's Office, Davidson County, Tennessee.

47.457

IDENTIFICATION REFERENCE

JUL 21 8 31 AM '87

DAVIDSON COUNTY, TN

unimproved ( ) property, known as 1506 Elmwood Avenue, Nashville, TN 37212
This is improved (XX)
(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 my hand this 16th day of July, 19 87

Real Equity, Inc.
By: David L. Ramsey, III, President
David L. Ramsey, III, President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David L. Ramsey, III

~~XXX~~ and _____ with whom I am personally acquainted and who

upon (their several oaths) acknowledged (themselves) to be the ~~XXXXXXXXXXXXX~~ himself ~~XXXXXXXXX~~ President

and ~~XXX~~ ~~XXXXXXXXX~~ respectively of the Real Equity, Inc.

the within named bargainor, and corporation, and that ~~XXX~~ (he) as such President
(they)

and ~~XXX~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David L. Ramsey, III as such ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of July 19 87

My commission expires _____

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Jan. 10, 1989

WARRANTY DEED

FROM

Real Equity, Inc.

TO

Gregory L. Beard and wife, Alberta Beard

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47457

IDENTIFICATION REFERENCE

JUL 21 8 32 AM 1987

No. 105969