WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $39,200.00

Walter S Beard
Affiant

SWORN to and subscribed before me on this the 28 day of August, 1987.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-89

MORTGAGEE:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. and Mrs. Walter Beard	Same	93-01-277
1923 Pinehurst		
Nashville Tenn 37216		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **CODY E. RICHARDSON, JR. and wife, MARILYN C. RICHARDSON,** 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 **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davisdon County, Tennessee, being Lot No. 10 on the Eastland Baptist Church Subdivision of Block "B" and "C" of Young and Wilhoite's Plan of the Douglas Property, as of record in Book 421, Page 155, of the Register's Office of said County.
>
> SAID Lot No. 10 fronts 50 feet on the northerly side of McKinnie Avenue and runs back 138 feet 6 inches on the westerly line and 139 feet 2 inches on the easterly line to an alley and shows 50 feet on said alley.
>
> BEING the same property conveyed to CODY E. RICHARDSON, JR. and wife, MARILYN C. RICHARDSON by Quitclaim Deed from CHARLES BARRY COOPER and wife, ANNETTE H. COOPER recorded in Deed Book 7338, Page 787, and by Deed of record in Book 6459, Page 862, Register's Office for Davidson County, TN., and by Deed of record in Book 6459, Page 862, said Register's Office.

This is improved property known as 1103 McKinnie Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 28 day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cody R. Richardson Jr. — Marilyn C. Richardson

CODY R. RICHARDSON, JR. — MARILYN C. RICHARDSON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CODY R. RICHARDSON, JR. and wife, MARILYN C. RICHARDSON, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 28 day of August, 1987.

Carlos M. Lincoln
NOTARY PUBLIC

My Commission Expires: 8-12-89

60490

IDENTIFICATION REFERENCE

AUG 31 8 52 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7338 PAGE 791

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

392000.00- CAMT.
109.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 116.26-
7069A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60490

IDENTIFICATION REFERENCE

AUG 31 8 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10866