File # 28

BOOK 7489 PAGE 704

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF March, 1988

Notary Public

MY COMMISSION EXPIRES: March 16, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Walter S. Beard (NAME)	Walter S. Beard (NAME)	82-2-5
1103 E. McKinnie Ave. (STREET ADDRESS OR ROUTE NUMBER)	1103 E. McKinnie Ave. (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37206 (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, RUTH J. BLAND, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER S. BEARD AND WIFE, BESSIE M. 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. Twenty Seven (27) on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, of the Register's Office for said County.

Said Lot begins at the Northwest corner of McKennie and Chapel Avenues, being the Southeast corner of said lot; and runs thence with the northerly margin of McKennie Avenue westerly one hundred and twenty-one (121) feet to the corner of Lots 26 and 27; thence northerly, with the line between said two lots, one hundred and seventy-four (174) feet to the southerly margin of an alley; thence with said alley easterly, to the westerly margin of Chapel Avenue; thence with the westerly margin of said Avenue, southerly to the beginning.

Being the same property conveyed to Tom A. Bland and wife, Ruth J. Bland, by deed from J. L. Bland and wife, Carrie A. Bland of record in Book 1943, page 377, said Register's Office. The said Tom A. Bland having since died.

12070

IDENTIFICATION REFERENCE

MAR 11 1 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1423 McKenie Avenue - Nashville, TN
(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 11th day of March, 1988

Ruth J. Bland
RUTH J. BLAND

Ruth Bland White
By: Ruth Bland White
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this 11th day of March, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Bland White, to me known to be the person who executed the foregoing instrument in behalf of Ruth J. Bland, and acknowledged that she executed the same as the free act and deed of the said Ruth J. Bland.

Witness my hand and seal at Nashville, Tennessee, this the 11th day of March, 1988.

NOTARY PUBLIC

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: March 14, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

RUTH J. BLAND

TO

WALTER S. BEARD ETUX

BESSIE M. BEARD

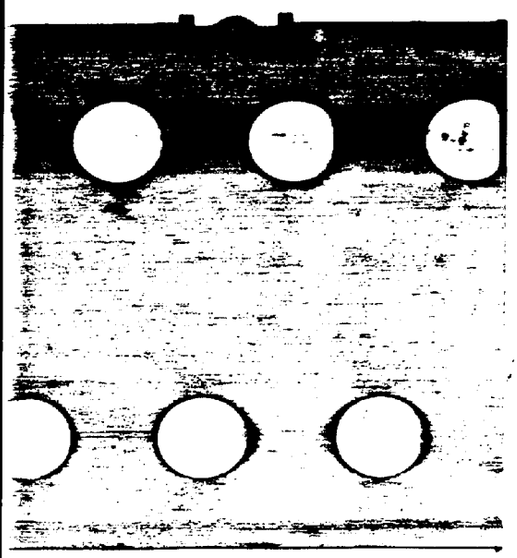
ATTORNEYS TITLE™ A Minnesota Title Company

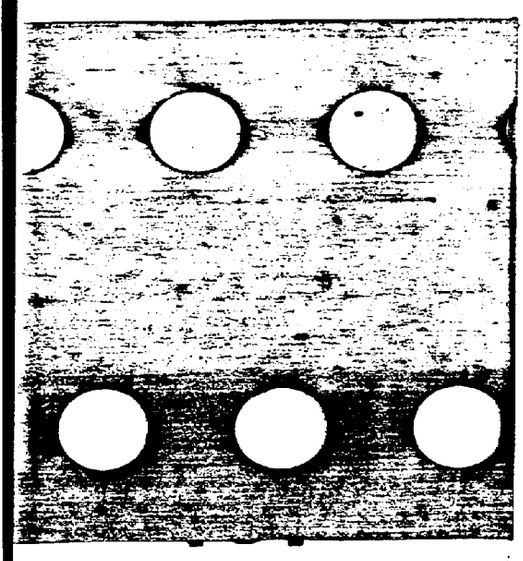
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

265489

88 MAR 14 AM 10:01 CHECK

88-30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7489 PAGE 706

CO - CONVEYANCE	PC - 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAM:	18500.00
CON TX	51.80
PRFEE	0.50
WDEED	6.00
TOTAL	58.30
CHECK	58.30

120 70 IDENTIFICATION REFERENCE

MAR 11 1 14 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

03/11/88 01 13:18 0001 5201

No. 69848