FILE BOX "7" FILE NO. 17976

BOOK 7528 PAGE 794

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 88

Notary Public

MY COMMISSION EXPIRES: 9/17/92
(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VINCENT O. BEARD (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	MAP 61-16
1213 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue, North (STREET ADDRESS)	PARCEL 05
Nashville, TN. 37206 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	15 DZ 21635

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, HELEN M. MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VINCENT O. 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. 1 Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37, Monte Vista as of record in Book 1130, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2: The remaining portions of Lots 21 and 23 on the Map of Kennedy & Graves Plan of Monte Vista, described according to a survey of John Kohl as follows: Beginning at the northwest corner of Lot 1, Chappell's Subdivision; thence in a northeasterly direction 196.6 ft. to a point; thence, in a southeasterly direction 201 feet to a point; thence, in a southwesterly direction 192 feet to a point; thence, in a northwesterly direction 55 feet to the northeast corner of Lot 1; thence, following the rear line of Lot 1 in a northwesterly direction approximately 120 feet to the point of beginning.

BEING the same property conveyed to Vincent O. Beard and Helen M. Morris by deed from Guy W. Chappell, Ellen Chappell Hodges and Louise Chappell being the Heirs of Irene Chappell, of record in Book 6849, page 296, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1213 McAlpine Avenue, Nashville, Tennessee 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 ALL THE APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, 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; THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME; THAT THE SAME IS UNENCUMBERED, AND THAT WE WILL AND OUR HEIRS SHALL FOREVER WARRANT AND DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.~~

Witness my hand this 26th day of April, 19 88

Helen M. Morris

HELEN M. MORRIS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HELEN M. MORRIS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 19 88.

Commission Expires 9/11/90

Notary Public

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

TO

25400

IDENTIFICATION REFERENCE

APR 28 1 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9311 04/28 0101 01CASH

6.00