ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WALTER S. BEARD, etux	Owner / No Mortgagee	Map 72-13
(NAME)	(NAME)	
1103 East McKennie Ave.		Parcel 422
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		27W-25115
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7543 PAGE 826

For and in consideration of the sum of Ten & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantees, WALTER S. BEARD, et ux, BESSIE M. BEARD, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, CHARLOTTE EMERTON BIRTHRIGHT, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said WALTER S. BEARD, et ux, BESSIE M. BEARD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING the east part of Lot No. 12 on the Plan of Eastland Heights Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, Page 155, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Douglas Avenue at the corner of Lots Nos. 12 and 13; thence with the line between said lots southerly 88 feet 6 inches to the northerly margin of said alley westerly 64 feet more or less to the easterly line of the Gallatin Road as widened, being the easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, said Register's Office; thence along the easterly line of the Gallatin Road as widened and along the easterly line of said 8-foot strip northerly 72 feet more or less to the south margin of Douglas Avenue; thence with the margin of the same easterly 61 feet 6 inches more or less to the point of beginning.

BEING the same property conveyed to Charlotte Emerton Birthright, by Trustee's Deed from William D. Castleman, Trustee, of record in Book 7522, Page 250, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1100 Douglas Avenue
(House Number) (Street)
Nashville, Tennessee
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 10th day of May, 1988.

Charlotte Emerton Birthright
CHARLOTTE EMERTON BIRTHRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7543 PAGE 827

Personally appeared before me the undersigned, a Notary Public in and for said County and State CHARLOTTE EMERTON BIRTHRIGHT, Unmarried

the within named 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 seat at Madison, Tennessee, this 10th day of May, 1988.

Kathy J. Bryant Notary Public

Commission expires 1/21/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $23,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X Walter S Beard

Sworn to and subscribed before me this 10th day of May, 1988.

My commission expires 1/21/90 Notary Public Kathy J. Bryant

RETURN TO: WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115 — This instrument was prepared by:

Name | Address

30399

IDENTIFICATION REFERENCE

MAY 13 1 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

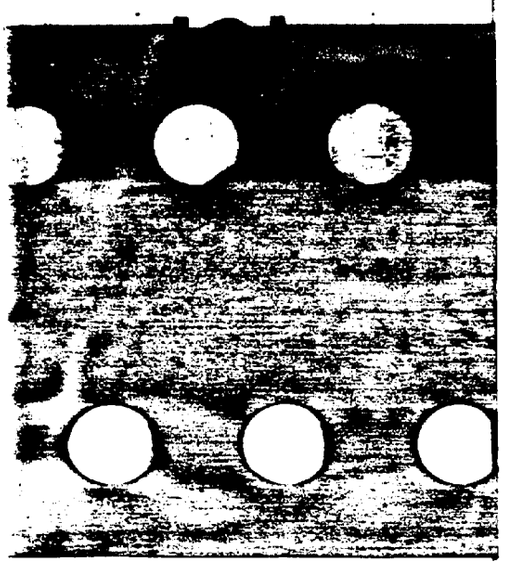
WARRANTY DEED

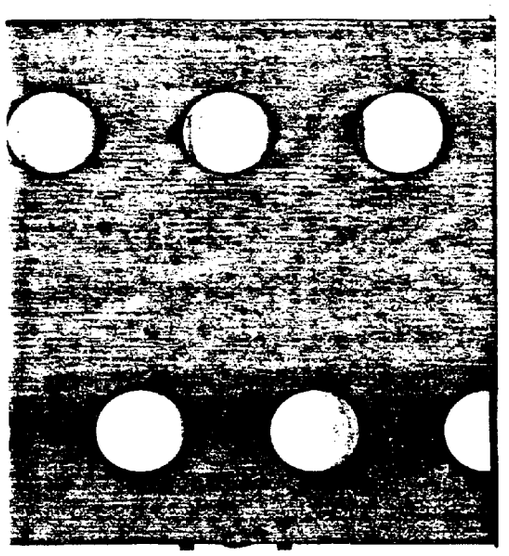
FROM
CHARLOTTE EMERTON BIRTHRIGHT

TO
WALTER S. BEARD, et ux,
BESSIE M. BEARD

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7543 PAGE 828

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30399

IDENTIFICATION REFERENCE

MAY 13 1 47 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CONSIDERATION AMT	23000.00
CONSIDERATION TX	64.40
PROBATE FEE	0.50
MISCELLANEOUS FEE	6.00
TOTAL	70.90
CHECK	70.90

05/13/98 01 13:50 0001 6981

No. 91199