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Pd 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 24,800.00

Subscribed and sworn to before me, this the 29 day of November 19 88

Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R12817
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Walter S. Beard	SAME
1103 E. McKinnie Avenue	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37206	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 72-13 426

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Cecil Miller, Jr.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Walter S. Beard and wife, Bessie M. Beard

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 16 on the Plan of Eastland Baptist Church Subdivision of Block B and C of Young Wilhoites Plan of the Douglas Property of record in Plat Book * at page ** Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Cecil Miller, Jr. by Deed of record in Book 6182 page 467, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Rebecca Thomas, Trustee, of record in Book 6182, page 467, and a Deed of Trust to Aggie Miller Sumruld of record in Book 7709, page 556, Register's Office for Davidson County, Tennessee, which the Grantee(s) hereby agree to assume and pay.

*421
**155

92479

IDENTIFICATION REFERENCE

Dec 12 10 53 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

6213 12/12 0101 03CHECK 88.34

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1108 E. Douglas, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 29 day of November 19 88

Cecil Miller Jr.

Cecil Miller, Jr.

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State of Tennessee
County of _____

On this 29 day of November, 19 88, before me personally appeared Cecil Miller, Jr. to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public

Ruth M. Foran

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

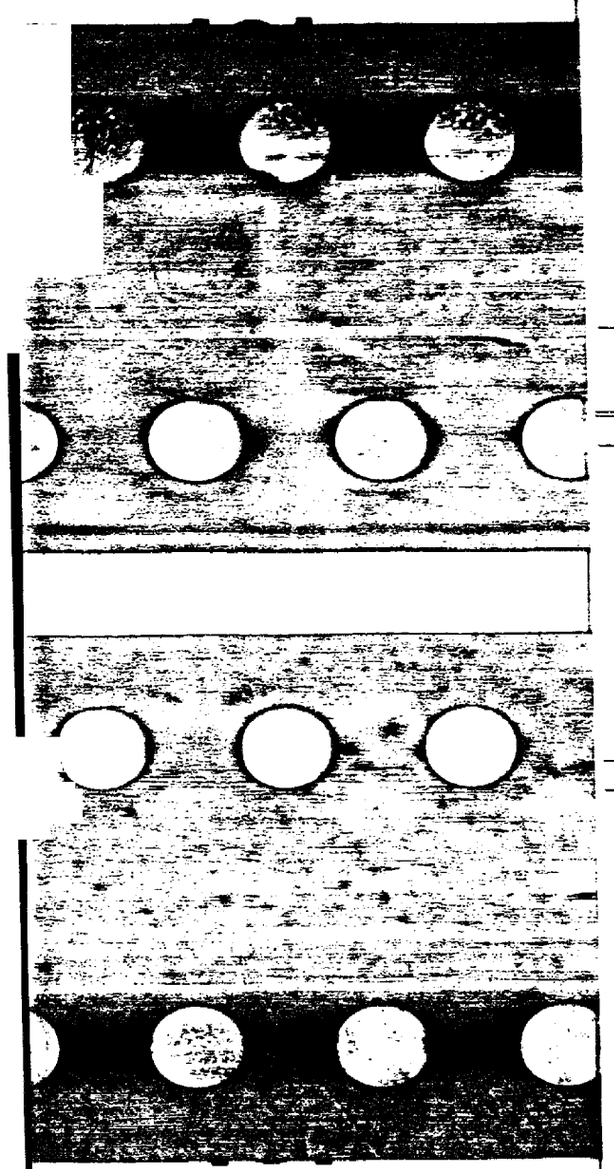
Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24800.00
CON TX 81.84
PRFEE 0.50
WDEED 6.00
TOTAL 88.34
CHECK 88.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1574/788 10 1551 0001 6213

92479

IDENTIFICATION REFERENCE

DEC 12 10 53 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162403