BOOK 7798 PAGE 643 File in Box # 4

FORM NO. WD-1
#89-3-21

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March 19 89.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Larry E. Beaird (NAME)	National Mortgage Company (NAME)	Map 73-8
2915 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 18
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	FB# 3DZ-43860

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, Andrew P. Cheatham and wife, Bettye L. Cheatham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Beaird and wife, Paula M. Beaird, as tenants by the entirety

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. 273 on the Plan of Sunset View Subdivision, Section IV, Addition 1, of record in Book 2854, Page 1, Register's Office for said County.

Said Lot No. 273 fronts 135 feet on the westerly side of McGavock Pike and extends back 245 feet on the northerly line and 167.1 feet on the southerly line to a dead line in the rear on which it measures 156 feet thereon.

BEING the same property conveyed to Andrew P. Cheatham and wife, Bettye L. Cheatham, by Deed from Tim A. Thompson and wife, Donna S. Thompson, of record in Book 6661, Page 783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

3096 03/22 0101 03CHECK 287.00

18488

MAR 22 11 10 AM '89

FEE $ WILLIAM R. BURKETT REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION

This is improved (XX) unimproved ( ) property, known as 2915 McGavock Pike, Nashville, TN 37214
(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 their hand s this 21st day of March, 19 89

Andrew P. Cheatham — Bettye L. Cheatham

Andrew P. Cheatham Bettye L. Cheatham

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Andrew P. Cheatham and wife, Bettye L. Cheatham

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 19 89.

Notary Public

Commission Expires November 10, 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

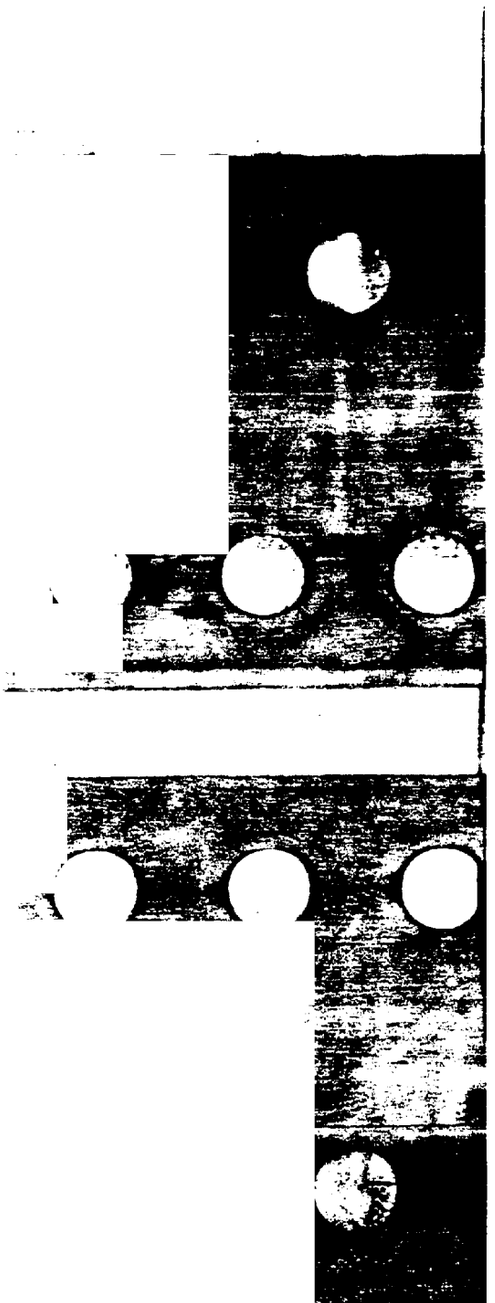
Commission Expires _____

WARRANTY DEED

FROM
Andrew P. Cheatham and wife,
[illegible]

TO
Larry E. Beaird and wife, Paula M.
Baird

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201



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 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

CAMT	85000.00
CON TX	280.50
PRFEE	0.50
WDEED	6.00
TOTAL	287.00
CHECK	287.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2 0001 8096

18488

IDENTIFICATION REFERENCE

MAR 22 11 10 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 192601