04-28-89

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

BOOK 7835 PAGE 224

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
William E. Beard 15 South 13th Street Nashville, TN 37206	William E. Beard 15 South 13th Street Nashville, TN 37206	083-09-0 258.00

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, METROPOLITAN DEVELOPMENT AND HOUSING AGENCY has bargained and sold and by these presents does transfer and convey unto the said WILLIAM E. BEARD, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davdison County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lots Nos. 8, 9, and 10 on the Plan of E. S. Priest's Subdivision, as shown on plat of record in Plat Book 161, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Metropolitan Development and Housing Agency from Stephen W. Scates by deed of record in Book 7439, Page 75, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And we do covenant with the said Grantee 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. And we do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said land to the said Grantee, his 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.

IN WITNESS WHEREOF, I have set my hand on the 5th day of May, 1989.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY:

BY: _____
Gerald F. Nicely, Secretary

BY: _____
Carleen B. Waller, Chair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within the State and County aforesaid, personally appeared Carleen B. Waller and Gerald F. Nicely with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Chairperson and Secretary respectively of the Metropolitan Development and Housing Agency the within named bargainor, a corporation, and that they as such Chairperson and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said Carleen B. Waller as such Chairperson, and attesting the same by the said Gerald F. Nicely as such Secretary.

Witness my hand and official seal at Nashville, Tennessee on this 5th day of May, 1989.

Notary Public

Commission Expires: 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 5,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William E. Beard
AFFIANT

Sworn to and subscribed before me this 5th day of May, 1989.

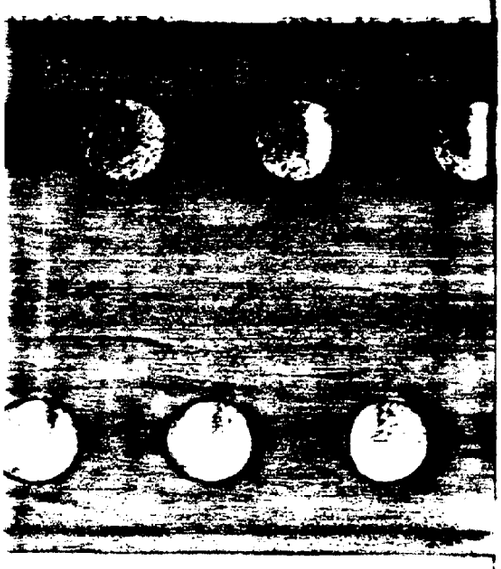
Laura L. Crisstail
NOTARY PUBLIC

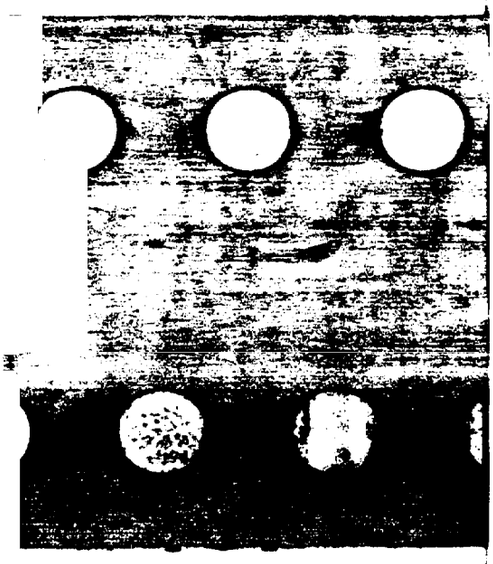
My Commission Expires: 1-23-93

30900

RECEIVED FOR RECORD
MAY 5 3 52 PM '89
PEGGY J. MISSILDINE
REGISTER

3699 05/05 0101 03CHECK 23.00





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

RECEIVED OF _____

FOR _____

BOOK 7835 PAGE 226

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	5000.00
CON TX	16.50
PRFEE	0.50
WDEED	6.00
TOTAL	23.00
CHECK	23.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/89 01 15:53 0001 3699

3090U

IDENTIFICATION

MAY 5 3 52 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 207156