BOOK 7926 PAGE 609

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Julia A Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1989.

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Julia A. Wallace & Cooper E. Stephenson (NAME)	Goodwin Mortgage Corporation (NAME)	6DA-15682
73 Glenrose Avenue (STREET ADD ESS OR ROUTE NUMBER)	48 South Prescott, Suite 1 (STREET ADDRESS)	MAP 119-2
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38111 (CITY) (STATE) (ZIP)	PARCEL 185

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, Vicki Lynn Beard and husband, George Beard and Vicki Lynn Beard, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia A. Wallace and Cooper E. Stephenson

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:

BEING Lot No. 50, Glenrose Subdivision, being a part of the Emil Thoni Tract, of record in Book 1424, Page 142, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Vicki Lynn Beard by Will of Mary Lou Gomez, Docket No. 72604 and by deeds from Mary Jo Brown in Book 6360, Page 235, and from Deborah Lee Delk in Book 6360, Page 233, Register's Office, Davidson County, Tennessee.

George Beard herein joins to convey any and all rights and interest he may have; especially his marital rights.

This conveyance is subject to a public utility easement and minimum building setback line, of record in Book 1424, Page 142, Register's Office, Davidson County, Tennessee.

6 2 1: 6: 0

IDENTIFICATION REFERENCE

Aug 30 1 33 PM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

This is unimproved ( ) / improved (X) property, known as 73 Glenrose Avenue, (House Number) (Street) Nashville, TN. 37210 (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 seised 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 our hand s this 24th day of August, 19 89

Vicki Lynn Beard

~~Vicki Lynn Beard & Vicki Lynn Beard, Executrix~~

George Beard

George Beard

STATE OF TENNESSEE
Davidson County

BOOK 7926 PAGE 610

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Lynn Beard and husband, George Beard and Vicki Lynn Beard, Executrix

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 1989

Commission expires 5-22-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he) as such (they)

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19

My commission expires

Notary Public

WARRANTY DEED

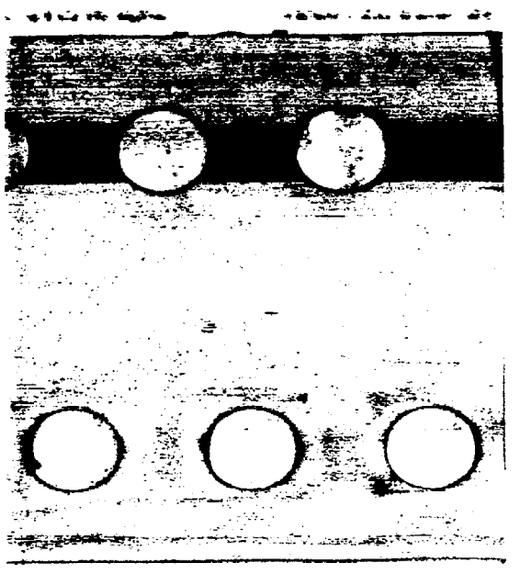
FROM
Vicki Lynn Beard

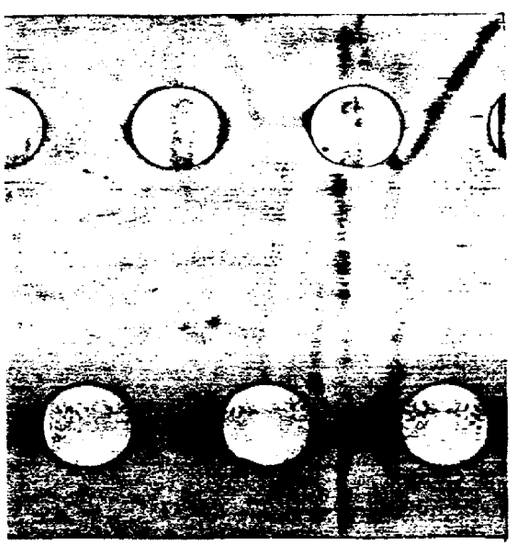
George Beard & Vicki Lynn Beard, Executrix
TO
Julia A. Wallace

Cooper E. Stephenson

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

0913 08/30 0101 03CHECK 195.10





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

RECEIVED OF _____

FOR _____

BOOK 7926 PAGE 611

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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 6.00
TOTAL 195.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 195.10

08/30/89 01 13:34 0001 0913

6 2 1: 6: 0

IDENTIFI REFERENCE

AUG 30 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244111