BOOK 8045 PAGE 626

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30010)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Ann P. Beard
Affiant

Sworn and subscribed before me this 12th day of February, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
William Lawrence Beard		145-03-10
1138 Tyne Boulevard	SAME	OH 12282
Nashville, TN 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Gotwald and Suzy Crawford Gotwald,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Lawrence Beard and spouse, Ann P. Beard,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 Block "A" on the plan of Lealand Manor, of record in Book 974, page 74 and 75, Register's Office for said County.

BEGINNING at the northeast corners of Granny White Pike and Tyne Boulevard; thence with the easterly margin of said Pike, North 7 degrees, 41 minutes East 253.6 feet to the corner of Lots Nos. 15 and 16; thence with the line between the said two lots; South 82 degrees 50 minutes East 272.7 feet to the westerly line of Lot No. 14; thence with the westerly line of said lot, South 7 degrees 18 minutes East 211.6 feet to the northerly margin of said Boulevard; thence with said Boulevard westwardly 330.5 feet to the point of beginning.

BEING the same property conveyed to David K. Gotwald and wife, Margaret P. Gotwald by deed from Elsie J. Cline and husband Dan W. Cline of record in Book 1372, page 42, said Register's Office. David K. Gotwald predeceased Margaret P. Gotwald. Margaret P. Gotwald subsequently died. Said property was vested in David Gotwald and Suzy Crawford Gotwald by Will of Margaret P. Gotwald of record in Will Book 166, page 367, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

03832
IDENTIF. REFERENCE
FEB 14 11 13 AM '90
DAVIDSON COUNTY TENN.

2842 02/14 0101 03CHECK 584.50

This is improved property, known as: 1138 Tyne Boulevard, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of February, 1990.

David Gotwald
David Gotwald

Suzy Crawford Gotwald
Suzy Crawford Gotwald

State of Indiana
County of Daviess

On this 9th day of February, 1990, before me the undersigned authority, personally appeared David Gotwald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 12-11-92

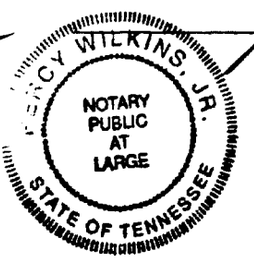
Notary Public
(AFFIX NOTARIAL SEAL)

W&I 1289

State of Tennessee
County of Davidson

On this 12th day of February, 1990, before me the undersigned authority, personally appeared Suzy Crawford Gotwald, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

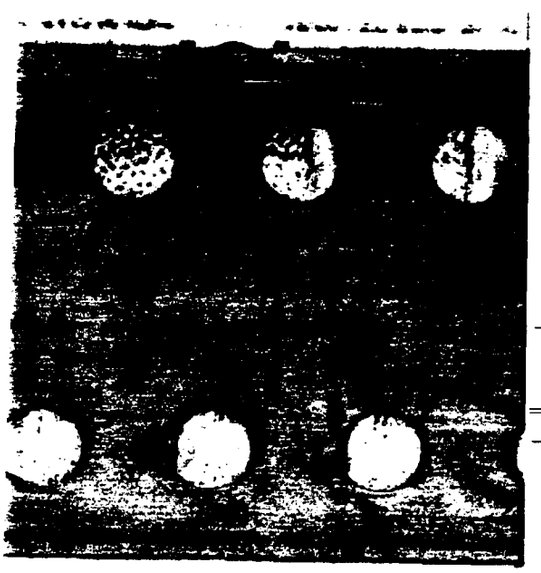
My Commission Expires: 9/24/92



Notary Public

FILE BOXXXX 8/icb

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



RECEIVED OF _____

FOR _____

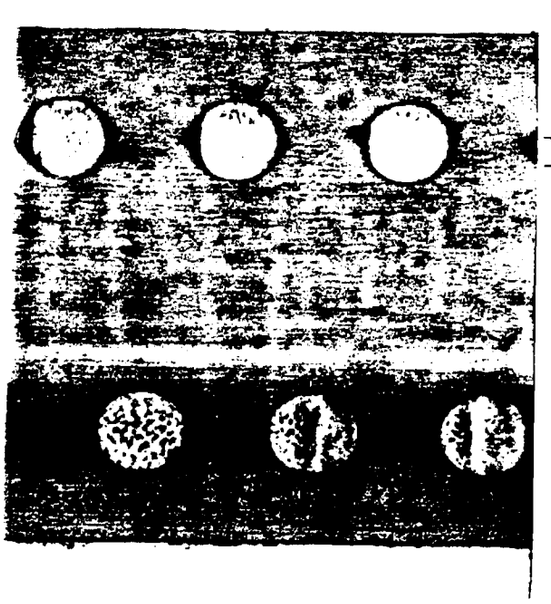
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	175000.00
CON TX	577.50
PRFEE	1.00
MDEED	6.00
TOTAL	584.50
CHECK	584.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 02/14/90001 2842



03832

IDENTIF. TREFERENCE

FEB 14 11 13 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292841