FORM NO. WD-1

BOOK 8078 PAGE 164

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,800.00

Elsie A. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March, 1990

Linda Gale Melton
Notary Public

MY COMMISSION EXPIRES: 5-27-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joseph L. Lackey, Jr., 12th Fl., 1st American Center, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Steven H. Bard (NAME)	Same (NAME)	131-2-120
2014 Galbraith (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Elsie A. Jackson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven H. Bard

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. 17, Block 1, on the Plan of Overton Hills, as of record in Book 843, page 66.

Said Lot No. 17 fronts 100 feet on the northerly side of Galbraith Drive and extends back between lines 277.5 feet on the easterly line and 277 feet on the westerly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Elsie A. Jackson by deed from Ralph S. Lehman and wife, Kate C. Lehman of record in Book 4372, page 342, Register's Office for Davidson County, Tennessee.

15304

IDENTIF. TREFERENCE

Apr 2 1 15 PM '90

DAVIDSON COUNTY T...

$1518

unimproved ( )
This is improved (X) property, known as 2014 Galbraith, Nashville, Tennessee 37215
(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 my hand this 30th day of March, 1990

ELSIE A. JACKSON Elsie A. Jackson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 8078 PAGE 165, a Notary Public in and for said County and State, the within named Elsie A. Jackson

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March 1990

Commission Expires 3-27-93

Linda Gale Hilton Notary Public

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
Elsie A. Jackson

TO
Steven H. Bard

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7003 04/02 0101 03CHECK 425.

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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 166

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
				126800.00
				CON TX 418.44
				PRFEE 1.00
				WDEED 6.00
				TOTAL 425.44
				CHECK 425.44
04/02/90	01			13:16 0001 7003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15304

IDENTIF. REFERENCE

APR 2 1 15 PM '90

DAVIDSON COUNTY

No. 306167