FILE BOX 45

BOOK 8255 PAGE 847

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth Matthew Beard (NAME)	BarclaysAmerican Mortgage Corporation (NAME)	MAP 53-2
1410 Bryan Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 33213 (STREET ADDRESS)	PARCELS 30 & 50
Old Hickory, TN 37138 (CITY) (STATE) (P O ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	04D40390

FOR AND 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, Rebecca Ann Swinea Thompson and husband, James E. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Matthew Beard and wife, Amy Marie Beard

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:

TRACT NO 1: Being Lot No. 282-A of Re-Subdivision of Parcel "B", Section "C-2" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1835, page 53, Register's Office for said County.

Said lot No. 282-A lies immediately west of lot 282 of Section "C-1" said plan, as of record in Book 1424, page 30, said Register's Office. Said Lot No. 282-A measures 57 feet on the westerly line of Lot No. 282 and extends back 162.4 feet on the northerly line and 98.4 feet on the southerly line to a dead line, measuring 85.5 feet thereon.

TRACT NO. 2: Being Lot No. 282 on the Plan of Section "C-1" and part of Section "C", of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 130, Register's Office for said County.

Said Lot No. 282 fronts 57 feet on the westerly margin of Bryan Street and extends back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Gilbert F. Swinea and wife, Myrtle C. Swinea, by deed from Lowell L. Williams and wife, Bessie M. Wiliams, of record in Book 4231, page 961, Register's Office for Davidson County, Tennessee. The said Gilbert F. Swinea having died on August 1, 1981, thereby predeceasing Myrtle C. Swinea, who died on December 11, 1989. See also Quitclaim Deed from Rebecca Ann Swinea Thompson, Executrix of the Estate of Myrtle Cox Swinea, to Rebecca Ann Swinea Thompson, of record in Book 8255, page 845, said Register's Office.

This conveyance is subject to Restrictive Covenants, of record in Book 2011, page 110, Register's Office for said County.
This conveyance is subject to Easements, of record in Book 662, page 743; Book 626, page 556; and Book 1939, page 38, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 1410 Bryan Street, Old Hickory, TN 37138 (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 heir 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 covey 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 30th day of November, 1990

James E. Thompson

Rebecca Ann Swinea Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ann Swinea Thompson and husband, James E. ~~Thompson~~

(or proved to me on the basis of satisfactory evidence

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 30th day of November 1990.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who

(or proved to me on the basis of satisfactory evidence)

upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

78960

WARRANTY DEED

FROM

Rebecca Ann Swinea Thompson
James E. Thompson

TO

Kenneth Matthew Beard
Amy Marie Beard

IDENTIF. REFERENCE

DEC 12 10 09 AM '90

FELIX E. DIXON REGISTER
DAVIDSON COUNTY TN.

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

8552 12/12 0101 03CHECK 168.37

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 48900.00
CON TX 161.37
PRFEE 1.00
WDEED 6.00
TOTAL 168.37
CHECK 168.37

12/12/90 01 10:08 0001 8552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78960

IDENTIF. REFERENCE

DEC 12 10 09 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380995