ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
EDDIE L. BEARD ET AL	SAME	MAP 105-4
(NAME)	(NAME)	
204 South Greenhill Rd.		PARCEL 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Juliet, Tn. 37122		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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,

MARVIN MOORE AND WIFE, JANICE MOORE
HEREINAFTER CALLED THE GRANTORS

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have bargained and sold, and by these presents do transfer and convey unto the said EDDIE L. BEARD AND DEBORAH K. BROWN

the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 426 ON THE MAP OF CLAIBRONES ADDITION TO NASHVILLE AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY, AND A 25 FOOT LOT SITUATED BETWEEN SAID LOT NO. 426 AND LINCOLN AVENUE, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF PERKINS STREET AT THE CORNER OF LOTS 426 AND 427; RUNNING THENCE EASTERLY WITH THE NORTHERLY MARGIN OF PERKINS STREET 91 FEET TO THE WESTERLY MARGIN OF LINCOLN AVENUE; THENCE NORTHERLY WITH THE WESTERLY MARGIN OF LINCOLN AVENUE 150 FEET TO AN ALLEY; THENCE WESTERLY WITH THE SOUTHERLY MARGIN OF SAID ALLEY 74 FEET TO THE CORNER OF LOTS NOS. 426 AND 427; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID TWO LOTS, 150 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PPOPERTY CONVEYED TO MARVIN MOORE BY DEED FROM ROGER DIXON, A PARTNER OF D & M PROPERTIES, AS OF RECORD IN BOOK 6711, PAGE 80, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 6634, PAGE 429, SAID REGISTER'S OFFICE. THE GRANTORS ARE NOT RELEASED OF LIABILITY AS IT PERTAINS TO THE INSTALLMENT DEED OF RECORD IN BOOK 6634, PAGE 429, SAID REGISTER'S OFFICE.

TAXES FOR 1991 WILL BE THE OBLIGATION OF THE GRANTEES.

THE SAID JANICE MOORE JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 22 AND 24 LINCOLN STREET (House Number) (Street)
NASHVILLE, TN. (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 16TH day of JANUARY, 19 91.

X Marvin Moore
MARVIN MOORE

X Janice Moore
JANICE MOORE

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 MARVIN MOORE AND WIFE, JANICE MOORE

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

Witness my hand and official seal at NASHVILLE, TN., this 16TH day of JANUARY, 19 91.

My commission expires 7/23/94 Notary Public Stacey Murphy

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,709.07
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Eddie L Beard

Sworn to and subscribed before me
this 16TH day of JANUARY, 19 91.

My commission expires 7/23/94 Notary Public Stacey Murphy

This instrument was prepared by:

DAVID J. WAYNICK, ATTORNEY, 211 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T

Name Address

66754

IDENTIF. REFERENCE

JAN 22 1 49 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM MARVIN MOORE ET UX

TO EDDIE L. BEARD ET AL

JAN 22 1991 03:CHECK 124.84

MAIL TO:
BROKERS ESCROW SERVICES, INC.
P.O. BOX 140255
NASHVILLE, TN. 37214

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	35709.07
CON TX	117.84
PRFEE	1.00
WDEED	6.00
TOTAL	124.84
CHECK	124.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 22/91 01 13:48 0001 7160

87554

IDENTIF. REFERENCE

JAN 22 1 49 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391003