STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonia D. Scipio (NAME)	First American National Bank (NAME)	119-9-172
1018 Clemmons Street (ADDRESS)	First American Center (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

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, Mary F. Beard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonia D. Scipio, unmarried

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. 5 on the Map of N. D. Overall's Subdivision of the Patterson Lands, of record in Book 421, page 57, Register's Office for said County, as follows:

Beginning at the northeast corner of Clemmons Street and Carter Street, being the southwest corner of said Lot No. 5; thence with the easterly margin of Clemmons Street, northerly 42 feet to the corner of Lots 4 and 5; thence easterly with the line between said two lots, 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 72 1/2 feet to the northerly margin of Carter Street; thence with the northerly margin of said Street, westerly 153 1/2 feet to the beginning.

Being the same property conveyed to Leroy Beard and wife Mary Beard by deed from Eddie Taylor and wife Virginia R. Taylor of record in Book 4347, page 663, said Register's Office. The parties were divorced in December, 1975, a copy of the decree is recorded in Book 5303, page 777, said Register's Office.

Mary F. Beard and Mary Beard are one and the same person.

0107131

IDENTIF. ← REFERENCE

95 OCT -2 PM 1:40

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1018 Clemmons Street, Nashville, Tennessee 37210
(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 27th day of September 19 95

Mary F. Beard
Mary F. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9813 PG 15

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Beard

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 27th day of September, 19 95

Commission expires July 24, 1999

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

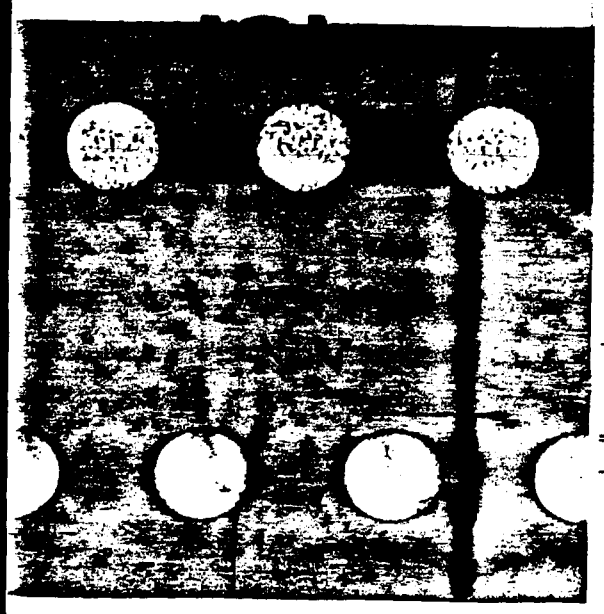
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

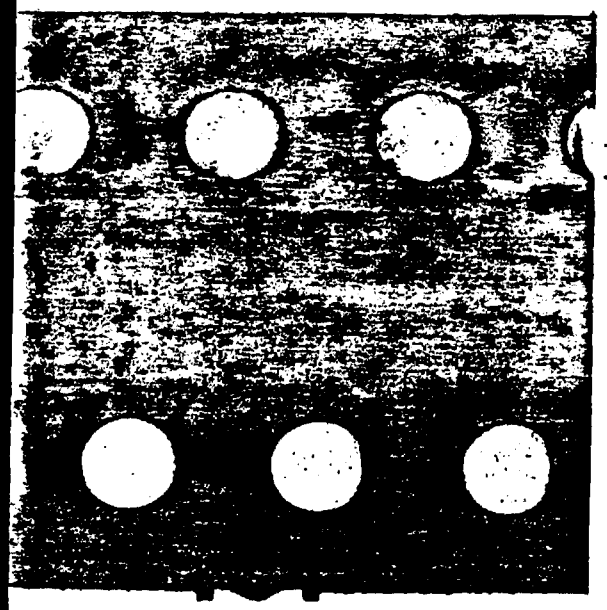
My commission expires _____

Notary Public

1359 10/02 0101 03CHECK

169.95





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

RECEIVED OF _____

FOR _____

BOOK 9813 PG 16

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 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 8.00
TOTAL 169.95
CHECK 169.95

10/02/95 01 13:42 0001 1359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0107131
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960151