THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

BOX 33B
MAP & PARCEL:71-4-61

BOOK 9818 PG 695

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Ronald C Smith
Affiant

Subscribed and sworn to before me this the 3rd day of October, 1995.

My Commission Expires: 3/23/95

Susan Calvert Rosenberger
Notary Public

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: |
|---|---|
| RONALD C. SMITH | SAME |
| (Name) | (Name) |
| 4306 SNEED ROAD | |
| (Street Address) | (Street Address) |
| Nashville, TN 37215 | |

# W A R R A N T Y  D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **HAYES M. BEARD and wife, BETSY H. BEARD,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **RONALD C. SMITH, married**, hereinafter called the "Grantee(s)", his 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. 320 on the Plan of Joywood Heights, Section II, of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hayes M. Beard and wife, Betsy H. Beard by Quitclaim Deed from John Beard and wife, Malinda B. Beard of record in Book 6710, page 936, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2520 Jones Avenue
Nashville, TN 37207

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", his heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever

defend the title to the said land to the said "Grantee(s)", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 3rd day of October, 1995.

Hayes M. Beard
HAYES M. BEARD

Betsy H. Beard
BETSY H. BEARD

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAYES M. BEARD and BETSY H. BEARD, the bargainors, 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 this 3rd day of October, 1995.

Susan Calvert Rosenberger
NOTARY PUBLIC

My Commission Expires: 3/23/96

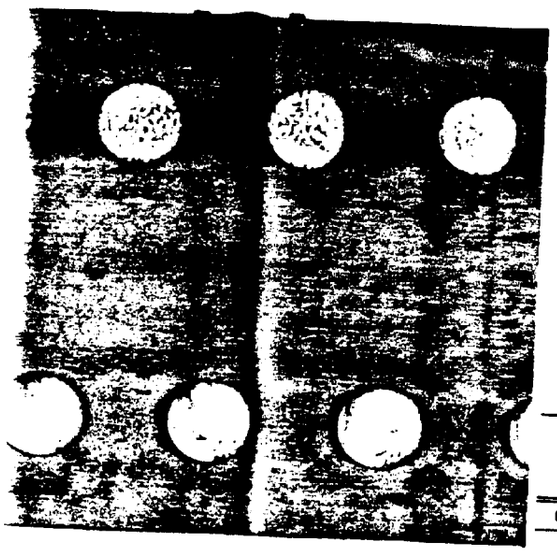
SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

beard.wd

0108840
IDENTIF. & REFERENCE

95 OCT -5 AM 8:56
FILED & RECORDED
DAVIDSON COUNTY, TN.

3100 10/05 01:01 03CHECK
83.00



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

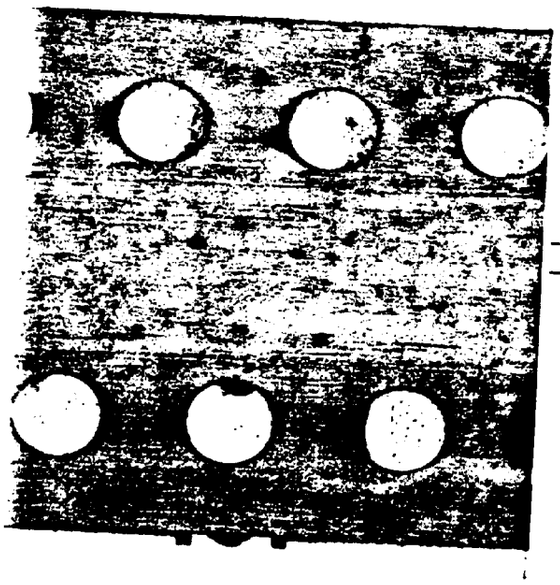
RECEIVED OF _____

FOR _____

BOOK 9818 PG 697

| | | |
|---|---|---|
| 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 | 20000.00 |
| CON TX | 74.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 83.00 |
| CHECK | 83.00 |

10/05/95 01 08:59 0001 3180

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0108840
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 961959