47

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10087 PG 108

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

E. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie W. Clark (NAME)	same as new owner (NAME)	MAP 72-12
1923 Pinehurst Drive (ADDRESS)	(ADDRESS)	PARCEL 190
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15DZ-62165

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, Walter Step Beard and wife, Bessie Mai Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie W. Clark and wife, Toni M. Clark

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:

BEING Lot No. 319 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, page 116, Register's Office for said County.

SAID Lot No. 319 fronts 80 feet on the northerly side of Pinehurst Drive and runs back between parallel lines 222 feet to a dead line.
Being the same property conveyed to Walter Step Beard and wife, Bessie Mai Beard by deed from Hillous B. Butrum and wife, Phyilis I. Butrum, of record in Book 4508, Page 427, Register's Office for said County.

Walter Step Beard executed this conveyance on behalf of Bessie Mai Beard pursuant to Power of Attorney of record in Book 9922, page 173, Register's Office for said County.

0192766 IDENTIF. & REFERENCE

96 JUN 14 PM 2:04 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.

3544 06/14 0101 03CHECK 268.00

unimproved ( )
This is improved (X) property, known as 1923 Pinehurst Drive, Nashville, TN 37216
(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 our hand s this 10th day of June 19 96

X Walter S Beard

Walter Step Beard
Bessie Mai Beard
By: X Walter S Beard
Walter Step Beard, Attorney-in-fact

BOOK 10087 PG 109

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 Walter Step Beard, the bargainor, 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 Goodlettsville, Tennessee, this 10th day of June, 1996.

Commission expires 11/28/98

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

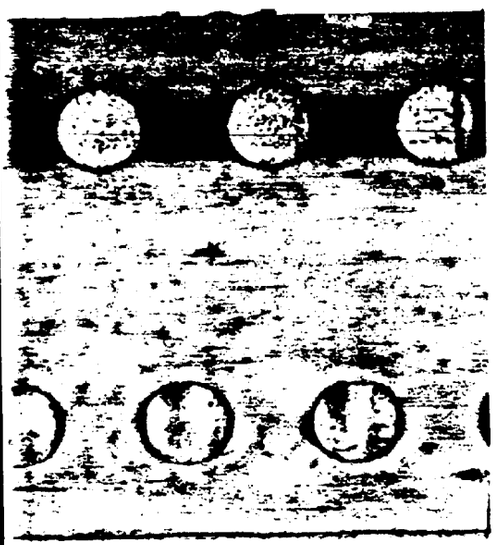
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

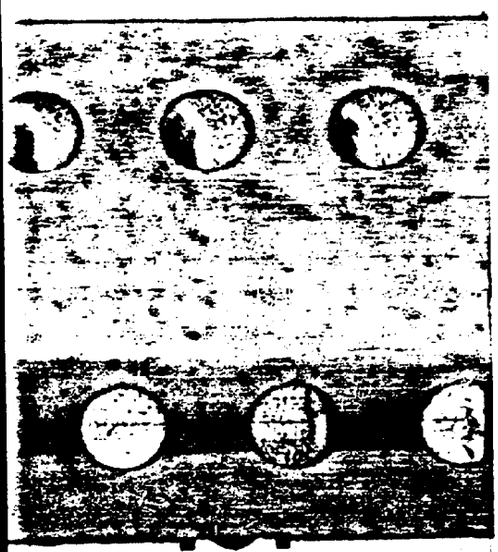
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER STEP BEARD, to me known to be the person who executed the foregoing instrument in behalf of BESSIE MAI BEARD, and acknowledged that she executed the same as the free act and deed of the the said BESSIE MAI BEARD.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 10TH day of MAY, 1996.

Notary Public

My Commission Expires: 11/28/98





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 110

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

06/14/96 01 14:11 0001 3544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192766
IDENTIF. ↑ REFERENCE

96 JUN 14 PM 2:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051358