BOOK 10109 PG 208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June 19 96
Notary Public
MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER 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
Phoenix G. Blackwolf Anderson (NAME)	Same as New Owner (NAME)	MAP 72-13
1108 E. Douglas Avenue (ADDRESS)	(ADDRESS)	PARCEL 426
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-25135

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 S. Beard and wife, Bessie M. Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phoenix G. Blackwolf Anderson, 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:

BEING Lot Number 16 on the Plan of Eastland Baptist Church Subdivision of Block B and C of Young Wilhoites Plan of the Douglas Property of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter S. Beard and wife, Bessie M. Beard by deed from Cecil Miller, Jr., of record in Book 7724, Page 837, Register's Office for said County.

It is hereby agreed and understood that the within named Grantee does hereby agree to assume and promise to pay the unpaid balance of a certain indebtedness in the original principal amount of $18,000.00 payable to Rebecca Thomas, Trustee, and secured by a Deed of Trust of record in Book 6182, page 467, Register's Office for said County, to which reference is here made for complete terms and conditions thereof;

RECEIVED FOR RECORD
95 JUL -3 AM 9:29
DAVIDSON COUNTY

0199791

unimproved ( )
This is improved (X) property, known as 1108 East Douglas Avenue, 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 21st day of June 19 96

X Walter S Beard

Walter S. Beard
Bessie M. Beard
By: X Walter S Beard Bessie M Beard
Walter S. Beard, Attorney-in-fact

BOOK 10109 PG 209

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 S. Beard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of June, 1996.

Commission expires 1-27-99

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)

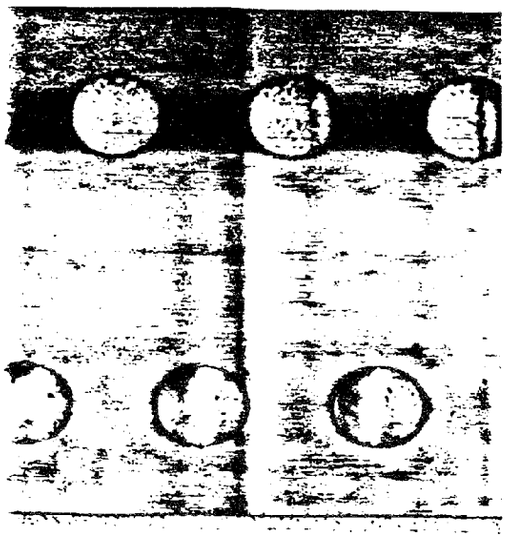
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter S. Beard, to me known to be the person who executed the foregoing instrument in behalf of Bessie M. Beard, and acknowledged that she executed the same as the free act and deed of the the said Bessie M. Beard.

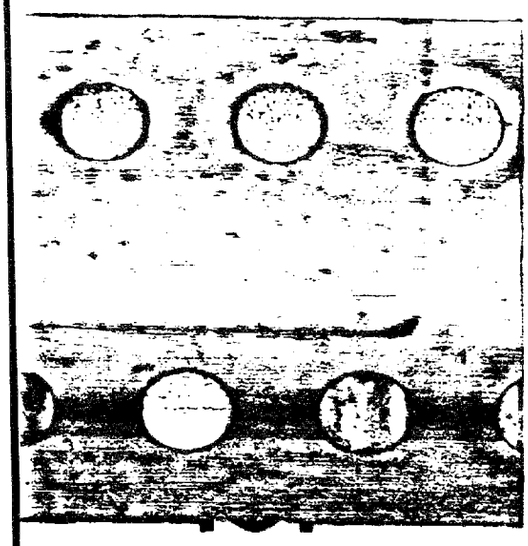
WITNESS my hand and official seal at Goodlettsville, Tennessee, this 21st day of June, 1996.

Notary Public

My Commission Expires: 1-27-99

157.75 TAX 7-01 03CHECK 157.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 210

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 42900.00
				CON TX 158.73
				PRFEE 1.00
				MDEED 8.00
				TOTAL 167.73
				CHECK 167.73
			07/03/96 01	09:30 0001 1097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199791 IDENTIFICATION REFERENCE

96 JUL -3 AM 9:28

REGISTER
DAVIDSON CO. TN.

No. 1058827