47

BOOK 10118 PG 388

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

Notary Public

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

NOTARY PUBLIC STATE OF TENNESSEE MICHAEL T. MOSER

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 F. Houston (NAME)	New Owner (NAME)	MAP 72-B
1106 East Douglas Avenue (ADDRESS)	(ADDRESS)	PARCEL 425
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-25130

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 F. Houston, 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. 15 on the Plan of the Eastland Baptist Church Subdivision of Block "B" and "C" of Young Wilhoite's Plan of the Douglas property, as of record in Book 421, page 155, Register's Office for said County.

SAID Lot No. 15 fronts 51-1/2 feet on the southerly side of Douglas Avenue and runs back 119-1/2 on the easterly line and 109 feet on the westerly line to a alley measuring 50 feet thereon.

Being the same property conveyed to Walter Step Beard and wife, Bessie Mai Beard by deed from Cecil Y. Duke and wife, Ada Duke, of record in Book 4645, Page 463, Register's Office for said County.

Walter S. Beard executes this instrument for and in behalf of Bessie Mai Beard, by authorit, given him pursuant to a Power of Attorney of record in Book 9922, Page 173, Register's Office for Davidson County, Tennessee.

0202683

IDENTIF. & REFERENCE

96 JUL 11 PM 1:42

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unimproved ( )
This is improved (X) property, known as 1106 East Douglas Avenue, Nashville, TN 37206
(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 28th day of June 19 96

Walter S Beard

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

BOOK 10118 PG 389

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 he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 19 96 .

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

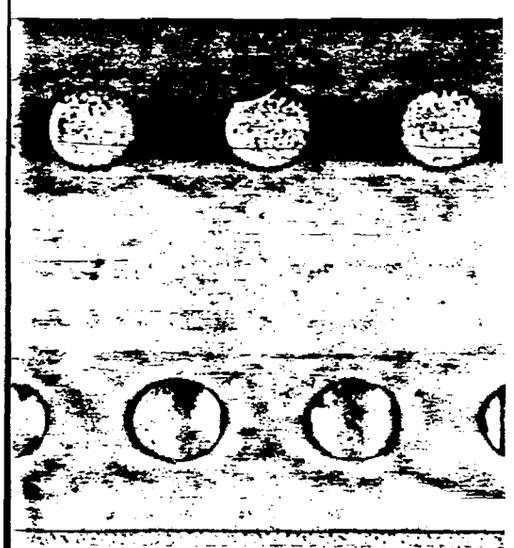
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

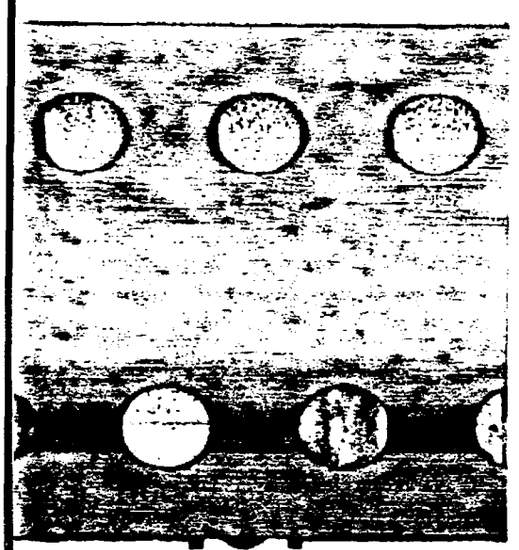
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER STEP BEARD, to me known to be the person who executed the instrument of record in Book 9922, page 173, Register's Office for Davidson County, Tennessee, in behalf of BESSIE MAI BEARD, and acknowledged that he executed the same as the free act and deed of the said BESSIE MAI BEARD.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 28TH day of JUNE, 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 10118 PG 390

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

ZAMT	35000.00
ZDN TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

07/11/96 01 13:43 0001 4220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202683
IDENTIF. ↑ REFERENCE

96 JUL 11 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

No. 1061917