BOOK 10118 PG 412

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

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)

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
Pat Adams (NAME)	Same as New Owner (NAME)	MAP 83-1
607 Fatherland Street (ADDRESS)	(ADDRESS)	PARCEL 277
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-24600

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 Mai Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pat Adams and wife, Gwen Adams and Anthony W. Schumann, 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. 10 on the Eastland Baptist Church Subdivision of Block "B" and "C" of Young and Wilhoite's Plan of the Douglas Property, as of record in Book 421, Page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 50 feet on the northerly side of McKennie Avenue and runs back 138 feet 6 inches on the westerly line and 139 feet 2 inches on the easterly line to an alley and shows 50 feet on said alley.

BEING the same property conveyed to Walter S. Beard, and wife, Bessie Mai Beard, by deed from Cody E. Richardson, Jr., and wife, Marilyn C. Richardson, of record in Book 7338, Page 789, Register's Office for Davidson County, Tennessee.

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

4226 07/11 0101 03CHECK 223.60

unimproved ( )
This is improved (X) property, known as 1103 McKennie 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 S. Beard
Bessie Mai Beard
By: Walter S. Beard Walter Step Beard
Walter Step Beard, Attorney-in-fact

First Data Systems, Inc.
DCTN01W 12/88
1-800-626-5427

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 28th 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 _____ 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)

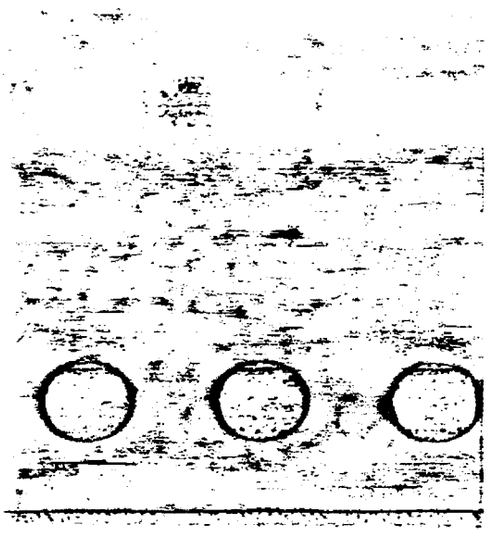
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER STEP BEARD, to me known to be the person who executed the instrument of record in Book 9922, page 173, Register's Office for Davidson County, Tennessee, in behalf of BESSIE MAI BEARD, and acknowledged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

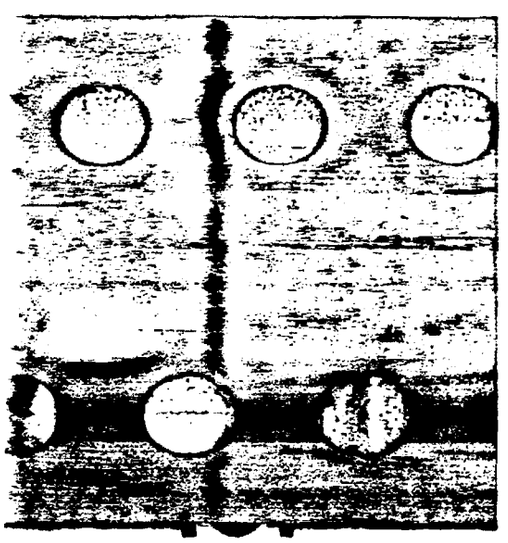
WITNESS my hand and official seal at Goodlettsville, Tennessee, this 28TH day of JUNE, 1996.

Notary Public

My Commission Expires: 11/28/98

0202609
IDENTIFICATION REFERENCE
96 JUL 11 PM 1:46





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10118 PG 414

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	58000.00
			CON TX	214.60
			PRFEE	1.00
			MREED	8.00
			TOTAL	223.60
			CHECK	223.60
07/11/96	01	13:47 0001	4226	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202689
IDENTIF. # REFERENCE

96 JUL 11 Fri 1:46.

REGISTER
DAVIDSON CO. TENN.

No. 1061923