47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

R. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

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
Roderick Thompson (NAME)	Same as new owner (NAME)	MAP 72-13
1102 E. Douglas Avenue (ADDRESS)	(ADDRESS)	PARCEL 423
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-25120

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 Roderick Thompson and wife, Iris Thompson

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. 13 on the Plan of the Eastland Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas property, as of reocrd in Book 421, Page 155, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 51 1/2 feet on the southerly side of Douglas Avenue and runs back 88 1/2 feet on the westerly line and 98 1/2 feet on the easterly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Walter S. Beard and wife, Bessie Mai Beard by deed from Gilbert E. Bailey, unmarried, of record in Book 7299, Page 416, Register's Office for said County.

Walter S. Beard executes this instrument as Attorney in Fact for 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.

0220135
IDENTIF. & REFERENCE
96 SEP -3 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1102 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 29th day of August 19 96

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

BOOK 10174 PG 19

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 S, 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 29th day of August, 19 96.

Commission expires 11-27-99

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)

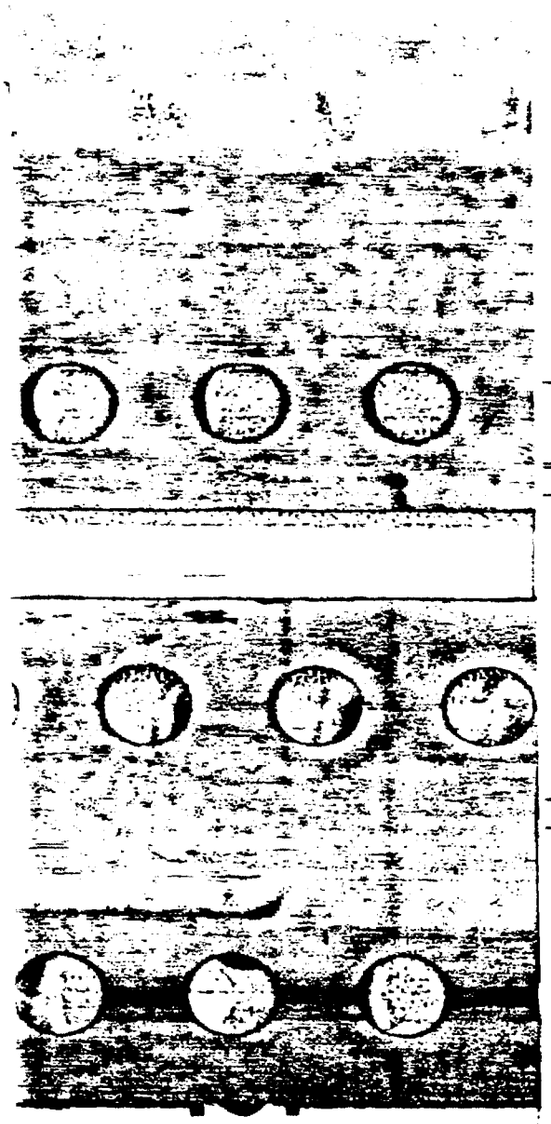
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER S. BEARD, to me known to be the person who executed the foregoing instrument in behalf of BESSIE MAI BEARD, and acknowledged that he executed the same as the free act and deed of the said BESSIE MAI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

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29TH day of AUGUST, 1996.

Notary Public

My Commission Expires: 11-27-99

3014 09/03 0101 03CHECK 157.00



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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 20

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			09/03/96 01	08:51 0001 3014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220135
IDENTIF. # REFERENCE

96 SEP -3 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025528