BOOK 10237 PG 569

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF October 1996

Notary Public

MY COMMISSION EXPIRES: 9/18/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy Bass Miller (NAME)	New Owner (NAME)	Map 082-16
4010 Iroquois Ave. (ADDRESS)	(ADDRESS)	Parcel 358
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, L. G. Burnett, Jr., as court appointed personal representative of the Estate of Era Allie Beard, deceased, also known as Allie Hartley Beard and Allie H. Beard HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betsy Bass Miller

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 part of lot No. 123 on the plan of Barron's Addition to Edgefield, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of an unnumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, page 22, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Boscobel Street 130 feet west of the westerly margin of South 10th Street; thence with the southerly margin of Boscobel Street, westwardly 50 feet; thence at right angles, southwardly 175 feet to the northerly margin of an alley; thence with said alley, eastwardly 50 feet; thence northwardly 175 feet to the beginning.

Being the same property conveyed to William J. Beard and wife, Allie H. Beard by deed from Mallernee Realty Company, Incorporated, of record in Book 1680, page 244, Register's Office for Davidson County, Tennessee, both the said grantees having since died. William J. Beard predeceased Allie H. Beard. Charlotte B. Leibfritz, Sara B. Lepley, Evelyn B. Coleman and Alma Glass are the only heirs-at-law of Allie H. Beard. Pursuant to Stipulation and Consent Order Approving Auction Sale in the Probate Court for Davidson County, Tennessee, Case No. 96P-895, L. G. Burnett, Jr. is authorized to execute a deed conveying the herein described property on behalf of the Estate of Era Allie Beard and the above-named heirs, to Grantee.

unimproved ( )
This is improved (X) property, known as 928 Boscobel Street, Nashville, Tennessee 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 my hand this 24th day of October, 1996

Estate of Era Allie Beard
By: L. G. Burnett, Jr., personal representative
L. G. Burnett, Jr.,
Personal Representative

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. G. Burnett, Jr., court appointed personal representative of the Estate of Era Allie Beard, deceased, also known as Allie Hartley Beard and Allie H. 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 this 8th day of October, 1996.

Notary Public

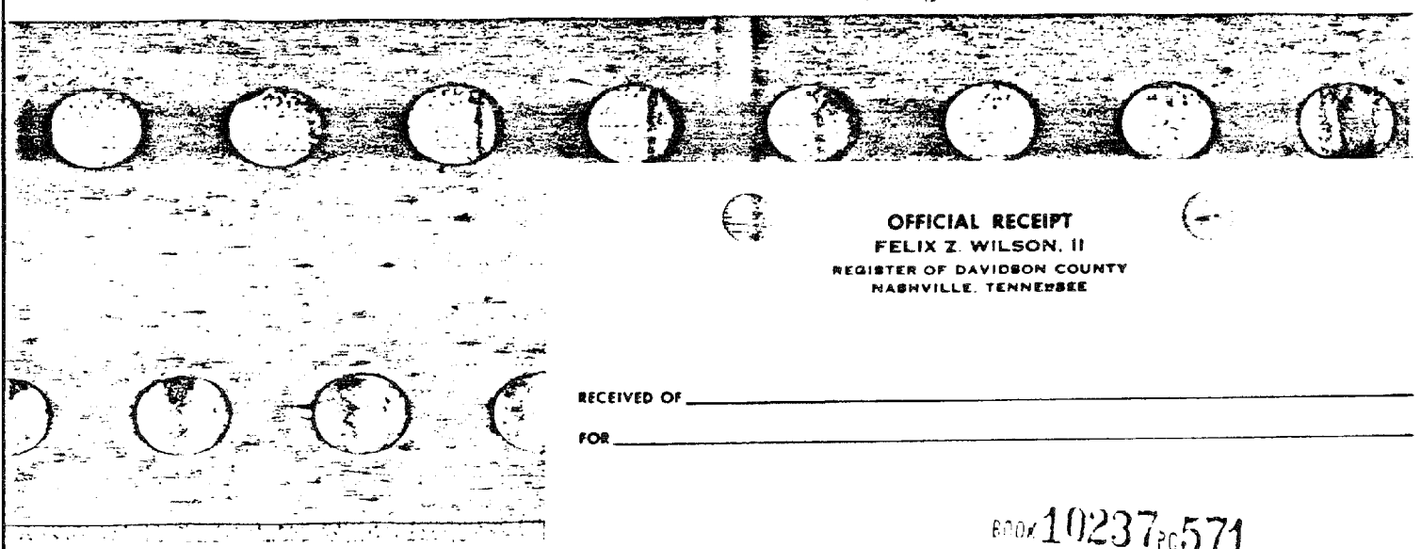
My Commission Expires: 9/18/99

0240114
IDENTIF. ↑ REFERENCE

96 OCT 25 PM 2:05
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

4338 10/25 01:01 03CHECK

85.50



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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 571

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 20700.00
CON TX 76.59
PRFEE 1.00
WDEED 3.00
TOTAL 85.59
CHECK 85.59

10/25/96 01 14:10 0001 4338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240114
IDENTIF. ↑ REFERENCE

96 OCT 25 PM 2:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No 1081307

No [redacted]