Box 17

BOOK 10269 PG 939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

George W. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97

NOTARY PUBLIC
LAURA A. BEASLEY
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Beard (NAME)	same (NAME)	MAP 106-13
2125 Sadler Avenue (ADDRESS)	(NAME) (ADDRESS)	PARCELS 142 AND
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	141

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, Betty-Joe Morrell Burke and Angelia Morrell Solomon and Jeannene Morrell Mackie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Beard and wife, Vicki B. Beard

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 Nos. 61 and 62 in the Plan of Sadler Place which plan is of record in Book 332, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet each on the west side of Sadler Avenue and runs back between parallel lines 165 feet to a 10 foot alley in the rear.

Being part of the same property conveyed to Betty-Joe Morrell Burke and Angelia Morrell Solomon and Jeannene Morrell Mackie by deed from Christine M. Turner (formerly Christine Easley Morrell) of record in Book 10079, page 397, Register's Office for Davidson County, TN.

Paul W. Burke joins in this conveyance to convey any interest he may have as the husband of Betty-Joe Morrell Burke.
Hugh V. Solomon, Jr. joins in this conveyance to convey any interest he may have as the husbnd of Angelia Morrell Solomon.
Thomas L. Mackie joins in this conveyance to convey any interest he may have as the husband of Jeannene Morrell Mackie.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2125 Sadler Avenue, Nashville, TN 37210 (Lot 62)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
2127 Sadler Avenue, Nashville, TN 37210 (Lot 61)

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 22nd day of November 19 96

Betty-Joe Morrell Burke
Betty-Joe Morrell Burke

Jeannene Morrell Mackie
Jeannene Morrell Mackie

Angelia Morrell Solomon
Angelia Morrell Solomon

Thomas L. Mackie
Paul W. Burke

Hugh V. Solomon, Jr.
Hugh V. Solomon, Jr.

Paul W. Burke
Thomas L. Mackie

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 Betty-Joe Morrell Burke and Angelia Morrell Solomon and Jeannene Morrell Mackie, Paul W. Burke, Hugh V. solomon, Jr. and Thomas L. Mackie, 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 Nashville, Tennessee, this 22nd day of November, 19 96.

Commission expires 11/22/98

NOTARY PUBLIC AT LARGE

Laura A. Beasley
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_____.

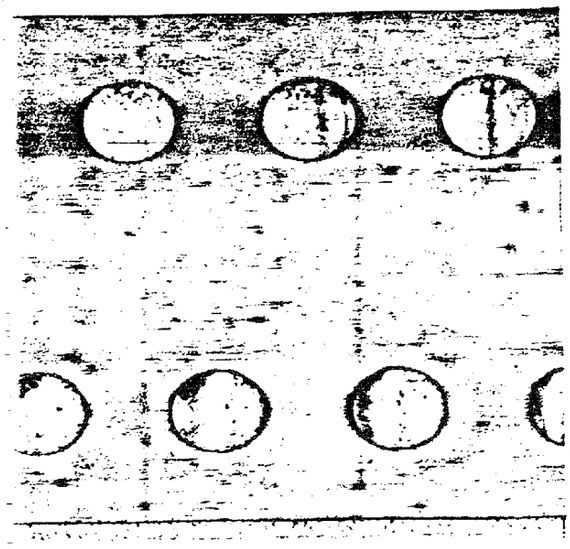
My commission expires _____

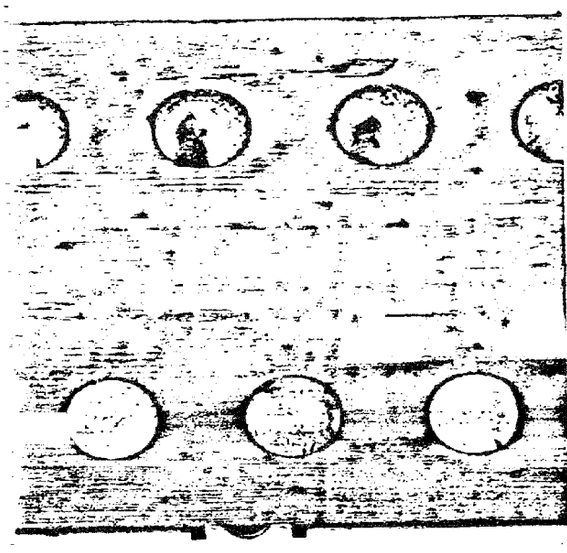
_____
Notary Public

96 NOV 25 PM 1:17
REGISTER
DAVIDSON COUNTY, TN.

024988I
IDENTIF. ↑ REFERENCE

9610 11/25 0101 03CHECK 201.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10269 PG 941

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	52000.00
			CON TX	192.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	201.40
			CHECK	201.40
11/25/96	01		13:19 0001	9010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249881
IDENTIF. # REFERENCE

96 NOV 25 PM 1:17

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

No. 1091702