0262185

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 JAN -7 AM 10:23

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38324
Dav. Co. File: Box 8

BOOK 10313 PG 146

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James S. Beard Jane C. Beard 133 Prospect Hill Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-08-F-133 07DA 74910

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Crichton, Jr. and spouse, Pam Crichton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Beard and spouse, Jane C. Beard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 133 on the Plan of Sugartree, Phase III, of record in Plat Book 5050, Pages 67-71; as Amended in Book 5121, Page 89, Book 5162, Page 632; Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93, and together with as an appurtenance hereto and subject to these easements of record in Book 10264, Page 807, and Book 10264, Page 809 said Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert M. Crichton, Jr. and spouse, Pam Crichton by deed from Joyce Ann Schulman, a single person of record in Book 8718, Page 938, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4857, Page 157; as Amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5087, Page 220; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 133 Prospect Hill, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of January, 1997.

Robert M. Crichton, Jr.

Pam Crichton

State of Tennessee
County of Davidson

On this 6th day of January, 1997, before me the undersigned authority, personally appeared **Robert M. Crichton, Jr.** and **Pam Crichton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 402000.00

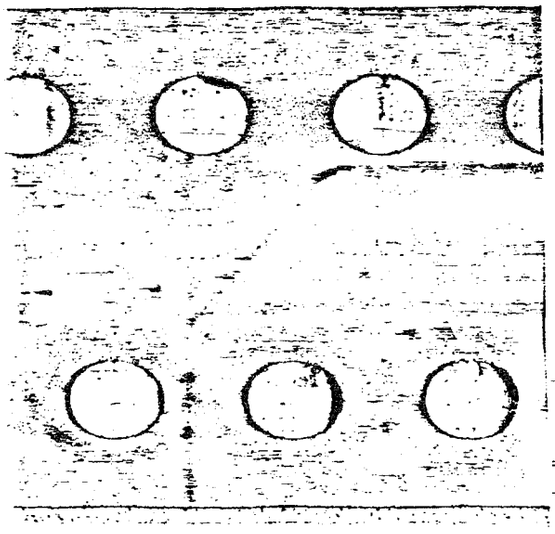
Affiant

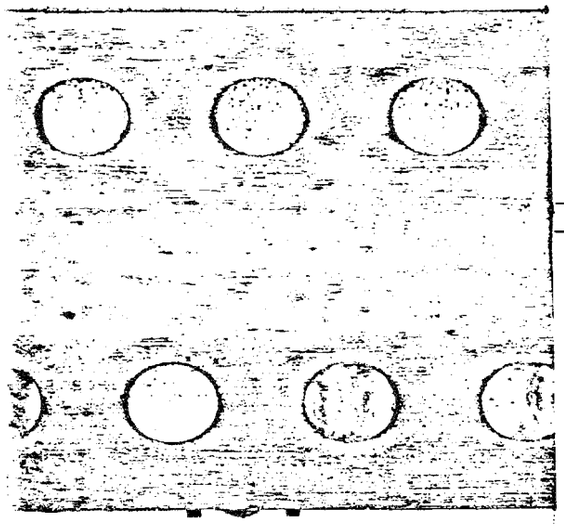
Sworn and subscribed before me on the 6th day of January, 1997.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

2725 01/07 0101 03CHECK 1496.40





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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 148

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 402000.00
				CON TX 1487.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1496.40
				CHECK 1496.40
01/07/97	01			10:26 0001 2725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JAN -7 AM 8:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0262185
IDENTIF. # REFERENCE

No. 1105259