Box 11

STATE OF TENNESSEE 7603
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

x John Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 97.

Notary Public
MY COMMISSION EXPIRES: 7.24.98

BOOK 10501 PG 1

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Beard	Guaranty Trust Company	119-2-79
(NAME)	(NAME)	
209 Stirton road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210 J.B		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Juanita B. Hill Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Beard, 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:

BEING Lot No. 34 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

BEING the same property conveyed to John Robert Hill and wife, Juanita B. Hill by deed from Carl Batson, Inc., of record in Book 2538, page 409, said Register's Office. The said John Robert Hill having since died and Juanita B. Hill having since remarried and is now widowed.

97 JUN 23 AM 8:37
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0318332

This is improved property known as 209 Stirton Road, Nashville, TN 37210 J.B.

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 his hand this 16th day of June, 19 97.

Juanita B. Hill Rogers
Juanita B. Hill Rogers

7605

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10501 PG 2

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

Juanita B. Hill Rogers

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 Nashville, Tennessee, this 16th day of June, 1997.

My commission expires 3/27/99

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

5801 06/23 0101 03CHECK 267-63

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

RECEIVED OF _____

FOR _____

BOOK 10501 PG 3

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

06/23/97 (1 08:38 0001 5801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0318332
IDENTIF. ↑ REFERENCE

97 JUN 23 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165435