This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10541 PG 539

ADDRESS NEW OWNER:
Matthew Sherrill
917 Bradford Avenue
Nashville, TN 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 93-16
PARCEL 30
14W-12005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert Lee Beaird, devisee and only living heir of Will Couch, as to his one-half undivided interest, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew Sherrill, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots 197, 198 and 199, Maury and Claiborne's Addition in Plan 21, Page 84, described as follows:

BEGINNING on the north side of Cannon Street in the southwest corner of Jacob Madison line; thence 105 feet to Dews property; thence north along the line of said property, 33 feet; thence S105 feet; thence west 33 feet to the beginning.

Being the same property conveyed as to a one-half undivided interest to Robert Lee Beaird, by Quitclaim Deed from Will Couch, a widower, of record in Book 6799, Page 788, Register's Office for Davidson County, Tennessee. The said Will Couch having since died and Robert Lee Beaird, as sole heir and Executor of the Will as filed in the Probate Court for Davidson County, Tennessee, #93P-1191, of Will Couch as stated in Affidavit of Heirship of record in Book 9185, Page 573, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Nannie K. Beaird joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 10 Cannon Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Matthew Sherrill, his heirs and assigns, forever; and we, Robert Lee Beaird and wife, Nannie K. Beaird, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of July, 1997.

Robert Lee Beaird

Nannie K. Beaird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Lee Beaird and Nannie K. Beaird the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 8,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of July, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

97 JUL 25 AM 8:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

03299986

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

RECEIVED OF _____

FOR _____

BOOK 10541 PG 541

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

DRFT [illegible]
DEED TX 25.50
PR FEE 1.00
[illegible] 1.00
[illegible] 3.00
DEED 25.50

07/25/97 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0329986
IDENTIFICATION REFERENCE

97 JUL 25 AM 8:57

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

No. 1178219