FILE NO. 3[illegible] 4
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FORM NO WD-1

B0F7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF DECEMBER, 97

Notary Public

MY COMMISSION EXPIRES 2-22-98
(AFFIX SEAL)

BOOK 10717 PG 753

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL E. CUNNINGHAM	S A M E	104-15-178
(NAME) et ux	(NAME)	
2119 Blair Boulevard		24W 8320
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (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 DONNA T. BEARD, Trustee of the DONNA T. BEARD REVOCABLE LIVING TRUST U/A April 18, 1996,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL E. CUNNINGHAM and wife, PATRICIA WALKER-CUNNINGHAM

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 the westerly 25 feet of Lot No. 4 and the easterly 50 feet of Lot No. 5 on the Map of R. E. Connell's Subdivision of the northeast part of Lot No. 23 of the Sarah A. Gordon Subdivision, as of record in Book 421, page 24.

SAID parts of Lots Nos. 4 and 5 together front 75 feet on the southerly side of Blair Boulevard and run back between parallel lines 105 3/4 feet to a dead line.

BEING the same property conveyed to Donna T. Beard, Trustee of the Donna T. Beard Revocable Living Trust U/A April 18, 1996, by Quitclaim Deed from Donna T. Beard, of record in Book 10055, page 338, and the same property conveyed to Robert H. Beard and wife, Donna T. Beard, by deed from Mary Clemie Stephens Beadles, a widow, of record in Book 4318, page 271, Register's Office for Davidson County, Tennessee. The said Robert H. Beard having since died.

0056 12/11 0101 03CHECK 712.00

This is unimproved / improved X property, known as 2119 Blair Boulevard, Nashville, Tennessee 37212
(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 2nd day of October, 19 97

Donna T. Beard

DONNA T. BEARD, Trustee of the DONNA T. BEARD REVOCABLE LIVING TRUST U/A April 18, 1996

BOOK 10717 PG 754

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONNA T. BEARD

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared DONNA T. BEARD

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the DONNA T. BEARD REVOCABLE LIVING TRUST U/A April 18, 1996 ~~of the~~ ~~a corporation~~, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust ~~corporation by himself~~ as herself Trustee.

Witness my hand and official seal at Nashville Tennessee, this 2nd day of October, 19 97.

James L. Davis Notary Public

Commission Expires 9-23-2000

WARRANTY DEED

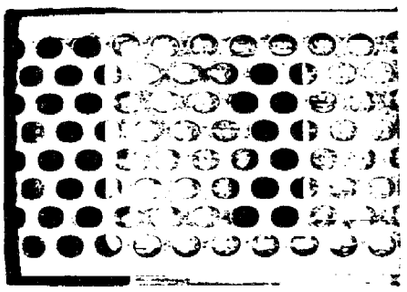
FROM

TO

0379142
IDENTIF. # REFERENCE

97 DEC 11 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

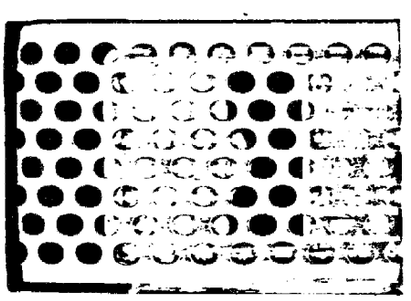
BOOK 10717 PG 755

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	
	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
TOTAL	712.00
CHECK	712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06 0001 0056



03791 42
IDENTIF. # REFERENCE

97 DEC 11 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230833