BOOK 10889 PG 397 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 26,000.00
Eddie Houston
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF April 19 98
Vickie R. Rodgers
Notary Public
MY COMMISSION EXPIRES: 1-9-99
(AFFIX SEAL)

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Eddie Houston	same as new owner	MAP 72-13
(NAME)	(NAME)	
1106 F Douglas Ave		PARCEL 426
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37206		27w-25135
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Walter S. Beard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Houston

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 Number 16 on the Plan of Eastland Baptist Church Subdivision of Block B and C of Young Wilhoites Plan of the Douglas Property of record in Plat Book 421, Page 208, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter S. Beard by Successor Trustee's Deed from Castleman & Greene, PLLC, as Successor Trustee, Jeffrey A. Greene, of record in Book 10809, Page 707, Register's Office for said County.

04264 14
IDENTIFICATION REFERENCE

98 APR 16 PM 2:24
FELIX Z. HILL SCH III REGISTER
DAVIDSON COUNTY, TN.

5029 04/16 0101 03CHECK 105.20

unimproved ( )
This is improved (X) property, known as 1108 Douglas Avenue, Nashville, TN 37216
(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 7th day of April 19 98

Walter S. Beard Walter S Beard

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 Walter S. Beard

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 Goodlettsville, Tennessee, this 7th day of April, 1998.

Commission expires 11-27-99

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

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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 399

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	26000.00
			CON TX	96.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	105.20
			CHECK	105.20
04/16/98	01		14:25 0001	5029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042614
IDENTIFICATION REFERENCE

98 APR 16 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281179