prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214 TN1105037

63

BOOK 11204 PAGE 222

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Affiant

Subscribed and sworn to before me, this 5 day of Oct, 1998.

My commission expires:_____

Notary Public

MANDY SLIGER NOTARY PUBLIC WILSON COUNTY, TN MY COMMISSION EXPIRES JULY 28 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
634 NEIL AVENUE NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 82-08-37.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MARY JOSEPHINE MORTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

BRIAN BEAIRD 6793 11/13 0101 03CHECK 262.60

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE MCWHIRTER TRACT AND OF THE LOVE MCFERRIS TRACT, AS OF RECORD IN BOOK 421, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO MARY JOSEPHINE MORTON BY QUITCLAIM DEED FROM RICHARD MANSON, TRUSTEE DATED JUNE 29, 1987 AND RECORDED JULY 2, 1987 IN BOOK 7286, PAGE 428, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 634 NEIL AVENUE, NASHVILLE, TN

98 NOV 13 PM 2:11
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0512353

BOOK 11204 PAGE 223

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5 day of OCT, 1998.

Mary Josephine Morton

_____

_____

_____

State of Tennessee
County of Davidson

On this 5 day of OCT, 1998, before me personally appeared Mary Josephine Morton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

_____

Notary Public

MANDY SLIGER NOTARY PUBLIC WILSON COUNTY, TN COMMISSION EXPIRES JULY 28 2002

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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

RECEIVED OF _____

FOR _____

BOOK 11204 PAGE 224

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 262.60
CHECK 262.60

11/13/98 01 14:10 0001 6793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I2353
IDENTIF. ↑ REFERENCE

98 NOV 13 PM 2:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371889