BOOK 1130 PAGE 252

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January AT 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires JULY 24, 1999

NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Beard	J. Gregory Hardeman	81-16-678
(NAME)	(NAME)	
931 Phillips Street	4301 Hillsboro Road, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(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, Karen Holmes, married and Geraldine Brown, unmarried, the only Hiers at Law of Jimmy J. Brown, Jr.

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

Land in Davidson County, Tennessee, in the first, formerly the 4th Ward of the City of Nashville, Davidson County, Tennessee being part of Lot No. 180 on the Plan of John McNairy's Manson House Tract, as of record on front fly leaf of Block No. 9, Register's Office for said County, described as follows:

Beginning on the southerly margin of Phillips, formerly on the southerly margin of Phillips, formerly Haslam Street, at a point 150 feet east of the easterly margin of 10th Avenue point 150 feet east of the easterly margin of 10th Avenue North, formerly Belleville Street, being the northeast corner of the property conveyed to James King by deed from Fannie Lewis Buford and husband, of record in Book 1157, Page 46, Register's Office for said County; thence with the southerly margin of Phillips Street, eastwardly 32 feet to a point 323 feet west of the westerly margin of a 12 foot alley; thence southwardly 129 feet more or less, to the northerly margin to an alley; thence with said alley westwardly 32 feet to the southeast corner of said King property; thence with the easterly line of said King property; northwardly 129 feet, more or less, to the beginning.

Being the same property convveyed to Edna Brown and Jessie McAdoo by deed from Will Williams of record in Book 2794, page 588, said Register's Office. The said Jessie McAdoo having predeceased Edna Brown. The said Edna Brown having since died. By affidavit of Heirship of record in Book 6272, Page 845, said Register's Office, the subject property was conveyed to Jimmy J. Brown, Jr.. The said Jimmy J. Brown, Jr. having since died.

This is not the principal residence of the grantor Karen Holmes.

unimproved ( )
This is improved (X) property, known as 931 Phillips Street, Nashville, TN 37208
(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 15th day of January 19 99

Karen Holmes

Geraldine Brown 1/15/99
Geraldine Brown

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 Karen Holmes and Geraldine Brown, the only Heirs at Law of Jimmy J. Brown, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN, this 15th day of January, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JULY 24, 1999

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

4269 01/19/99 0101 03CHECK 94.50

05381189

IDENTIFICATION REFERENCE

99 JAN 19 PM 2:50

[illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11302 PAGE 254

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

05381 89

IDENTIF. ↑ REFERENCE

99 JAN 19 PM 2:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	22500.00
MOR TX	93.25
ERR	CO
MOR TX	93.25-
CON TX	93.25
PRFEE	1.00
WDEED	0.00
CFEE	2.00
TOTAL	94.25
CHECK	94.25

01/19/99 01 14:49 0001 42c8

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413697