ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ernest C. Kinnard, Sr.	Same as New Owner	Map 71-9
(NAME)	(NAME)	
1515 Lock Rd.		Parcel 43
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 11369 PG. 456

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, EDDIE W. BEARD
have bargained and sold. and by these presents do transfer and convey unto the said ERNEST C. KINNARD, SR.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of W. H. Nance's Subdivision of Lot No. 14 of the Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for Davidson County, Tennessee AND part of Lot No. 15 on the Plan of Brooklyn, as of record in Book 19 , Page 504, said Register's Office.
Being part of Lot "A" on the unrecorded plan of said Lot No. 15 in Brooklyn and Lot 1 on the Map of said Nance's Subdivision described according to a survey made by John M. Sullivan, County Surveyor, dated August 26, 1960, as follows:
BEGINNING on the northeasterly margin of the Old Whites Creek Pike at the corner of Lots "A" and "B", being the southwest corner of the property conveyed to Ralph B. Guy and wife, by deed from George G. Mooney and wife, as of record in Book 1906, Page 338, said Register's Office; thence with Guy's northwesterly line North 38 deg. 02' east 165.2 feet; thence northwestwardly 36.8 feet, more or less, to a point on an abandoned alley; South 54 deg. 10' east 73.4 feet from the corner of Lots No. 1 and 2 on Nance's Subdivision; thence Southwestwardly 164 feet, more or less to the northeasterly margin of the Old Whites Creek Pike; thence with said PIke, South 46 deg. 10' east 36.3 feet to the beginning.
Together with a 5 foot easement for a joint driveway along the westerly line of the above described property as set out in Book 2303, Page 104, said Register's Office.

Being the same property conveyed to Eddie W. Beard by Installment Deed from Hollis Bratcher and wife, Juanita Bratcher of record in Book 6401, Page 41, Register's Office for Davidson County, Tennessee.

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

This is improved (X) unimproved ( ) property, known as 1513A Lock Road, Nashville, TN 37207
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 25th day of February, 1999.

X Eddie W. Beard
Eddie W. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eddie W. Beard

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 25th day of February, 1999.

My commission expires 3/23/2002 Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

My Commission Expires MAR. 23, 2002

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Ernest C Kinnard Sr.

Sworn to and subscribed before me
this 25th day of February, 1999.

My commission expires 3/2/2002 Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23 2002

RETURN TO:

DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison St., S. 102
Madison, TN 37115

This instrument was prepared by:

WARRANTY DEED

FROM

EDDIE W. BEARD

TO

ERNEST C. KINNARD, SR.

55.40 0101 03/05 0101 02CHECK

0556788

IDENTIF. & REFERENCE

99 MAR -5 AM 8:09

WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11369 PG. 458

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

0556788
IDENTIF. ↑ REFERENCE

99 MAR -5 AM 8:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	55.40
CHECK	55.40

03/05/99 01 08:07 0001 4018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433190