WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Washington (NAME)	SAME (NAME)	MAP 81-16
931 Phillips Street (ADDRESS)	(ADDRESS)	PARCEL 678
Nashville, TN 37208 (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, Greg Beard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth E. Washington and Shirley A. Cole, both 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 conveyed to Greg Beard, unmarried by deed from Karen Holmes, married and Geraldine Brown, unmarried, the only Heirs at Law of Jimmy J. Brown, Jr., of record in Book 11302, page 252, said Register's Office.

CONTINUED

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 30th day of April 19 99

Greg Beard

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

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 Greg Beard, unmarried

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 Nashville, Tennessee, this 30th day of April 19 99.

Commission expires Exp 05/27/2001

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s).

The above described property is not the homestead of Greg Beard and is investment property owned by Greg Beard.

G. B.

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

05837 45
IDENTIF. & REFERENCE
99 MAY -6 PH 2:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
2008 03/06 0101 03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11468 PG. 65

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

0583745

IDENTIF. & REFERENCE

99 MAY -6 PM 2:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	310.63
CHECK	310.63

05/06/99 01 14:53 0001 2608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457279