WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

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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
Greg Beard (NAME)	SAME (NAME)	MAP 91-16
52 Vaughns Gap Road (ADDRESS)	(ADDRESS)	PARCEL 676
Nashville, TN 37205 (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, Shirley Ann Berry, unmarried

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

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, being part of Lot No. 180 on the plan of Judge John McNairy's Mansion House Tract, of record on the front fly leaf of Book No. 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the southern margin of Phillips Street at a point 65 feet easterly from the easterly margin of Tenth Avenue North and running thence southwardly at right angles to Phillips Street and parallel with Tenth Avenue North 127 feet, more or less, to the northerly margin of an alley; thence with the margin of the same eastwardly 42.5 feet to a point; thence northwardly and parallel with the first line 129 feet, more or less, to the southerly margin of Phillips Street; thence with the margin of the same westwardly 42.5 feet to the beginning.

Being the same property conveyed to Mamie L. Smith, a life estate, with remainder to Shirley Ann Berry by Quitclaim deed from Mamie L. Smith of record in Book 9665 page 448, said Register's Office. Mamie L. Smith has since died vesting the property solely in the name of SHirley Ann Berry.

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

unimproved ( )
This is improved (X) property, known as 935 Phillips Street, Nashville, Tennessee 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 12th day of July 1999

Shirley Ann Berry

STATE OF TENN. REAL ESTATE TRANSFER TAX REFERENCE
99 JUL 14 AM 10:19
RECEIVED FOR RECORD DAVIDSON COUNTY, TN
12.00

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 Shirley Ann Berry, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July 1999.

Commission expires _____

JOHN GREGORY HALL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE 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 _____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06111398

99 JUL 14 AM 10:19

REGISTER
DAVIDSON CO., TN.

CAMT	30000.00
DON TX	111.00
PRFEE	1.00
MUFEE	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

07/14/99 10:21 0001 2187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490527