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WARRANTY DEED

Instr:20000630000065190 Page: 1 OF 2
REC'D FOR REC 06/30/2000 12:22:25PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $238.65

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

X Dennis A Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June 2000

Bertha J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis A. Beard (NAME)	Jefferson Heritage Mortgage (NAME)	MAP 72-7
1246 Kenmore Place (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 149
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (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, Robert G. Dubell, Jr. and wife, Lisa A. Dubell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis A. Beard

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:

Being the easterly one-half of Lot No. 71 and the easterly one-half of the northerly 50 feet of Lot No. 52, on the Map of Kenmore Place, as of record in Book 332, page 32 and 33, Register's Office for Davidson County, Tennessee. Said parts of said lots front 50 feet on the southerly side of Kenmore Place, formerly Warner Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert G. Dubell, Jr. and wife, Lisa A. Dubell by deed from Christy R. Russell and husband, Dale Russell, of record in Book 9383, Page 433, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1246 Kenmore Place, Nashville, TN 37216
(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 our hand s this 28th day of June 2000

X Robert G. Dubell, Jr.
Robert G. Dubell, Jr.

X Lisa A. Dubell
Lisa A. Dubell

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 Robert G. Dubell, Jr. and wife, Lisa A. Dubell

the bargainor s, 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 Goodlettsville, Tennessee, this 28th day of June, 2000.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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