File #200350440

Davidson County DEEDWARR
Recvd: 06/24/03 12:58 2pgs
Fees:13.00 Taxes:283.05

20030624-0086774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George F. Beard | Columia National | Map 44-15 |
| (NAME) 901 Berry St. | (NAME) P. O. Box 3050 | Parcel 095.00 |
| (ADDRESS) Old Hickory TN 37138 | (ADDRESS) Columbia, MD 21045 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **JERRY C. MALONE, JR., UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GEORGE F. BEARD, UNMARRIED,** hereinafter called the RANTEES, 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 all of Lot No. 73, on the Plan of Section D, Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, Page 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jerry C. Malone, Jr., by Warranty Deed of record in Instrument Number 20011210-0135850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easement for Utilities of record in Book 6257, page 481; and, any and all matters shown on plat of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 901 Berry St., Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 20th day of June, 2003.**

Jerry C. Malone, Jr.

STATE OF Tennessee

COUNTY OF Davidson

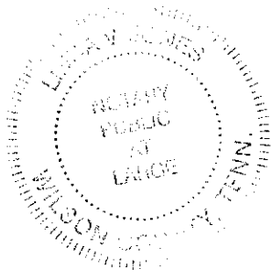
Before me, the undersigned Notary Public, personally appeared Jerry C. Malone, Jr., unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

**Witness my hand and official seal, this 20th day of June, 2003.**

Notary Public

My Commission Expires: 7-23-05

(SEAL)




Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076