THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

BOOK 4697 PAGE 820

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dennis R. Beadles, et ux (NAME)	Mortgage Associates, Inc. (NAME)	Map 119-10
127 Rolynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Parc. 74
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30328 (CITY) (ZONE) (STATE)	6DA34104

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------
---------- *Dollars,*

Cash and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

We, Claudia Moredock, now Sasnett, and B. L. Sasnett

have this day bargained and sold, and do hereby transfer and convey unto the said Dennis R. Beadles and wife, Kathy C. Beadles, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Plan of Hidden Acres, Second Addition, as of record in Book 2083, page 79, Register's Office for said County. Said Lot No. 12 fronts 56.92 feet on the westerly side of Rolynn Drive and extends back 156.58 feet on the northerly line and 213.26 feet on the southerly line to a dead line in the rear on which it measures 125.3 feet.

Being the same property conveyed to Claudia Moredock, now Sasnett, by deed from Jere L. Wright and wife, as of record in Book 4612, page 856, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights of way for public utilities applicable to this property including the restrictive covenants of record in Book 2248, page 243, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,750.00

Subscribed and sworn to before me, this the 4th day of April 19 73

Affiant

My commission expires: 10/2/73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 127 Rolynn Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dennis R. Beadles and wife Kathy C. Beadles, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1973 taxes which have been prorated and assumed by Grantees.

We do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dennis R. Beadles and wife Kathy C. Beadles, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 9th day of April, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claudia Moredock now Sasnett B. L. Sasnett

Claudia Moredock, now Sasnett B. L. Sasnett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], a Notary Public in and for said County and State, Claudia Moredock, now Sasnett and B. L. Sasnett

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

Witness my hand and official seal at Nashville Tennessee this 9th day of April, 19 73.

[signature] Notary Public

Commission expires 10/30/73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

Gloria Moredock, now Sasnett,
et al

TO

Dennis R. Beadles and wife,
Kathy C. Beadles

C 0 2 2 1 8

IDENTIF. REFERENCE

APR 12 10 51 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 12 73	CONV	16,740.00				
APR 12 73	S'TAX		A*	43.42		
APR 12 73	PR'FEE		A*	.50		
APR 12 73	W'DEED		A*	4.00	*	47.92

Compliments of

Chicago Title Insurance Company
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Third & Union
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NASHVILLE, TENNESSEE