ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roy Leon Beavers (NAME)	Guaranty Mortgage Company (NAME)	
1008 Neely's Bend Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	52-9 59 pt
Madison, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, I:

Gladys H. Lynch, widow of James B. Lynch

have bargained and sold, and by these presents do transfer and convey unto the said Roy Leon Beavers and wife, Edna E. Beavers

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Madison Heights, Section 2, Part 1, as of record in Book 2083, page 62, Register's Office for said County.

Said Lot No. 3 fronts 125 feet on the southerly side of Neely's Bend Road and extends back between parallel lines 320 feet to a dead line.

Being the same property conveyed to James B. Lynch and wife, Gladys H. Lynch, by deed from Asher L. Young and wife, as of record in Book 4466, page 890, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1008 Neely's Bend Road
(House Number) (Street)
Madison, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 6th day of September, 1973.

Gladys H. Lynch
Gladys H. Lynch

BOOK 4745 PAGE 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Gladys H. Lynch

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

Witness my hand and official seal at Nashville, this 6th day of September, 19 73.

My commission expires April 25, 1974 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy Leon Beavers

Sworn to and subscribed before me
this 6th day of September, 19 73.

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Atty. 404 James Robertson Parkway Nashville, Tennessee 37219
Name Address

SEP 11 C CONV 20,500.00
SEP 11 C STAX A* 53.30
SEP 11 C PRFEE A* .50
SEP 11 C WDEED A* 4.00 * 57.80

G-233472 bjh
WARRANTY DEED
FROM GLADYS H. LYNCH
TO ROY LEON BEAVERS AND WIFE EDNA E. BEAVERS

C 23230

IDENTIF. REFERENCE

SEP 11 1 08 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.