This instrument was prepared by James G. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5005 PAGE 298

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James O. Beech et ux (NAME)	The Chamberlin Company (NAME)	Map 52-2
613 McCarley Ave. (STREET ADDRESS OR ROUTE NUMBER)	620 Lindsey St., at Oak (STREET ADDRESS)	11D-46695
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Chattanooga, Tennessee 37403 (CITY) (ZONE) (STATE)	Parcel 45

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ($10.00)---------- *Dollars,* cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees, of the unpaid balance of an indebtedness in the original principal amount of $19,750.00, payable to The Chamberlain Company; and secured by a Deed of Trust executed by James Michael Gentry and wife, Debra Lynn Gentry, to J. J. Foley, Jr., Trustee, of record in Book 4828, page 691, Register's Office for Davidson County, Tennessee.

We, Robert D. Ivey and wife, Kathy A. Ivey, hereinafter caled the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* James O. Beech and wife, Patricia L. Beech, herein called the Grantees, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 32 and the westerly one-half of Lot No. 31 of Block "F", on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lot No. 32 and part of Lot No. 31 front together 75 feet on the northerly side of McCarley Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Robert D. Ivey and wife, Kathy A. Ivey, by deed from James Michael Gentry and wife, Debra Lynn Gentry, of record in book 4891, page 5, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1380, page 88, said Register's Office; and setbacks, easements, and other limitations as shown on the Plan of record in Book 1130, page 85, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $26,500.

Subscribed and sworn to before me, this the 12th day of March 19 76

My commission expires: 10-18-78 (Affix Seal)

Affiant: James O. Beech

Notary Public: Barbara Weber

This is improved ~~unimproved~~ property, known as 613 McCarley Ave, Madison, 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 Grantees, 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 as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 12th day of March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert D. Ivey

(Robert D. Ivey)

Kathy A. Ivey

(Kathy A. Ivey)

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert D. Ivey and wife, Kathy A. Ivey

the within named bargainor.S., 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 Hendersonville *this* 12th *day of* March, *19* 76

Commission expires 10-18-78

Barbara Mos
Notary Public

BARBARA MOSS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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*.....

Commission expires ....*Notary Public*

WARRANTY DEED

FROM
Robert D. Ivey et ux

TO
James O. Beech et ux

MAR 15 76 CONV 26,500.00
MAR 15 76 S TAX B* 68.90
MAR 15 76 PR FEE B* .50
MAR 15 76 W DEED B* 4.00 73.40

D 40050

IDENTIF. REFERENCE

MAR 15 9 32 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Mail Tax Notice to: 530 Eastland Ct. Hendersonville

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS