THIS INSTRUMENT PREPARED BY:

BOOK 5018 PAGE 79

David B. Herbert
DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-113	Mr/Mrs James A. Beesley	Dobson & Johnson, Inc. 311 Plus Park Boulevard Nashville, Tennessee 37217
FIELD BOOK NUMBER(S) 9D-6780	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 7473 Harrow Drive	LOAN OR ACCOUNT NO. 14440-003 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated October 17, 1969, in the original principal sum of $23,500.00, payable to Dobson & Johnson, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Richard G. Brittain and wife, to Albert Wm. Johnson, Trustee, as of record in Book 4373, page 612,

PATSY A. TINNELL, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. BEESLEY and wife, DEBORAH G. BEESLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 153 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21.

Said Lot fronts 85 feet on the southerly side of Harrow Drive and extends back 159.4 feet on the easterly line and 162.1 feet on the westerly line, to a dead line and measures 85.04 feet thereon.

Being the same property conveyed to Patsy A. Tinnell, a single woman, by deed from James Edwin Paris and wife, Dorothy Evelyn Paris, as of record in Book 4786, page 612.

This conveyance is made subject to restrictions of record in Book 4242, page 758.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1976 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 19th day of April, 19 76

Patsy A. Tinnell
Patsy A. Tinnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Patsy A. Tinnell, unmarried 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 Nashvill, Tennessee, this, the 19th day of April, 19 76.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 37,450.00

James A. Beesley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 45973

IDENTIF. REFERENCE

APR 23 9 31 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
DBH:mas

FROM
PATSY A. TINNELL, UNMARRIED

TO
JAMES A. BEESLEY AND WIFE

Return to: ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

APR 23 76 CONV 37,450.00
APR 23 76 S'TAX B* 97.24
APR 23 76 PR'FEE B* .50
APR 23 76 W'DEED B* 4.00 * 101.74

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public