This Form furnished by Attorneys Title Company, Inc.

BOOK 5046 PAGE 255

Form No. WD-2

FROM

James G. Beck Et Ux

TO

Paul Randal Choate Et Ux

For draftsman's use
This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Randal Choate (NAME)	First and Mid-South MOrtgage Co. (NAME)	148-5
3820 Briarcliff Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. 2568 (STREET ADDRESS)	75
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

D58570

IDENTIF. REFERENCE T

JUL 15 12 04 PM '76

FELIX A. MILLIGAN, REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,100.00 Paul Randal Choate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July 19 76.

Notary Public

MY COMMISSION EXPIRES: 1-31-

(AFFIX SEAL)

CLYDE P. HOLLAND ★ NOTARY PUBLIC ★ TENN.

For and in Consideration of the sum of ---------TEN AND NO/100---------

----------($10.00)---------- DOLLARS

cash in hand paid by PAUL RANDAL CHOATE and wife, AMY LYNNE CHOATE, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES G. BECK and wife, THERESA G. BECK

have bargained and sold, and by these presents do transfer and convey unto the said

PAUL RANDAL CHOATE and wife, AMY LYNNE CHOATE

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 Lot No. 30 on the Plan of Hillbrook Section II, of record in Book 3300, Page 12, Register's Office for said County.

SAID Lot No. 30 fronts 33 feet on the east side of Briarcliff Court and extends back 207.6 feet on the north line and 161.6 feet on the south line, to a dead line, which is a broken line, measuring 192.7 feet thereon.

BEING the same property conveyed to James G. Beck and wife, Theresa G. Beck by deed from James W. Hall, Trustee of record in Book 4764, Page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Briarcliff Court and a 10-foot easement for public utility purposes along the easterly line and northeasterly corner of said lot; a 2/5 x 30-foot utility anchor easement located on the northwest and southwest front corner of said lot; restrictions of record in Book 3277, Page 482; amended Book 3286, Page 375, said Register's Office.

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This is {unimproved / improved (X)} property, known as 3820 Briarcliff Court (House Number) (Street) Nashville P. O. Address: (City or Town) 37211 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PAUL RANDAL CHOATE and wife, AMY LYNNE CHOATE their heirs and assigns, forever.

And we do covenant with the said PAUL RANDAL CHOATE and wife, AMY LYNNE CHOATE 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, except as of record.

And we, James G. Beck and wife, Theresa G. Beck do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PAUL RANDAL CHOATE and wife, AMY LYNNE CHOATE, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of July, 19 76

James G. Beck
JAMES G. BECK

Theresa G. Beck
THERESA G. BECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Beck and wife, Theresa G. Beck

the 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 Nashville Tennessee, this 13th day of July, 19 76

CLAYE P. HOLLARD NOTARY PUBLIC

, Notary Public.

Commission expires 1-31-79

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JUL 15 CONV 27,100.00
JUL 15 S'TAX B* 70.46
JUL 15 RFEE B* .50
DEED B* 4.00 * 74.96

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 .