This instrument was prepared by [illegible] Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee. 37215.

BOOK 5153 PAGE 35

mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alice K. Ross	Guaranty Mortgage Company	Map 147-11
(NAME)	(NAME)	
533 Northcrest Drive	First American Center	Parcel 93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211.	Nashville, Tennessee 37237.	6DU-16708
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance of an indebtedness in the original principal amount of $18,900.00 payable to Guaranty Mortgage Company; and secured by a deed of trust executed by James M. Beeman to Herschel Greer, Trustee, of record in Book 4386, page 138, said Register's Office, which said balance and incumbrances stated in said deed of trust the Grantee hereby assume and promise to pay, We,

James M. Beeman and wife, Marita G. Beeman, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

Alice K. Ross, hereinafter called Grantee, her

heirs and assigns,

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

Being Lot NO. 462 on the Plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for said County.

Said Lot No. 462 fronts 77.0 feet on the southeasterly margin of Northcrest Drive, and extends back 257.8 feet on the southwesterly line and 253.0 feet on the northeasterly line to a line in the rear measuring 70.9 feet thereon.

Being the same property conveyed to Grantors by deed from Clarence C. Bennett and wife, Louise V. Bennett, of record in Book 4386, page 136, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2797, page 483, said Register's Office, and to setback lines, easements, and limitations as shown on the Plan of record in Book 2663, pages 66 and 67, said Register's Office.

Grantors' existing escrow account, is being purchased by and transferred to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,750.00

Subscribed and sworn to before me, this the 27th day of May, 19 77

Affiant

My commission expires: Nov 26 1979
(Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 533 Northcrest Drive, Nashville, Tennessee, 37211.
(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

Grantee, her

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 above, and for 1977 taxes which have been prorated and payment thereof assumed by Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

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

Witness our hand s *this* 27th *day of* May, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Beeman

Marita G. Beeman

BOOK 5153 PAGE 36

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James M. Beeman and wife, Marita G. Beeman

*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 Nashville, Tennessee *this* 27th *day of* May, *1977.*

Notary Public

Commission expires Nov 26, 1979

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.....

E 06363

CO 29 7500	MO
WD 400	MS
TD	ST 77 22
CC	ST
MR	PF 50
UCC	TOTAL 81 72

IDENTIF. REFERENCE

MAY 31 3 19 PM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

James M. Beeman etux.

TO

Alice K. Ross

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS