WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 6th DAY OF July, 1977.

Notary Public

MY COMMISSION EXPIRES: 1-8-80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. BEAVER (NAME)	Mortgage Corporation of the South (NAME)	Map 119-1
327 Valeria Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	Par. 430
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	6DA-15276

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XX~~ I, Sam L. Wellington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. BEAVER, Unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 18 in W.G. Thuss Addition to Nolensville Pike, as of record in Book 332, page 679, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet on the southerly side of Valeria Street and runs back in a southerly direction, perpendicular thereto, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Sam Wellington by deed from James W. Hall, Dwayne Cravens and Daniel J. Toner, a partnership doing business as Colony Development Company of record in Book 4911, page 349, Register's Office for Davidson County, Tennessee. Said Sam Wellington and Sam L. Wellington being one and the same person.

This conveyance is subject to 1977 property taxes which the Grantee assums in full and the plan of record in Book 332, page 679, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 327 Valeria Drive (House Number) (Street) Nashville (P. O. Address) 37211 (City or Town) (Postal Zip)

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. Wherever 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 my hand this 6th day of July, 1977

Sam L. Wellington

SAM L. WELLINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Saperstein, a Notary Public in and for said County and State, the within named SAM L. WELLINGTON

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

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 19 77

Commission Expires 5-10-81

Joe Saperstein
Notary Public

JOE SAPERSTEIN ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } 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

JUL-8- CONV 29,000.00
JUL-8- DEED $ 4.00 ★ 79.90
JUL-8- S'TAX $ 75.40 ★ .50
JUL-8- $ 75.40 ★ 75.40

WITNESS my hand and official seal at office at
on this the day of , 19

My commission expires Notary Public

E 13302

IDENTIF. REFERENCE

JUL 8 9 29 AM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
SAM L. WELLINGTON

TO
THOMAS J. BEAVER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York