BOOK 5178 PAGE 869

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

35,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY 19 77

Notary Public

MY COMMISSION EXPIRES: 6-23-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Schipani	The Kissell Company	7DA 03740
(NAME) 2808 Woodlawn Drive	(NAME) 30 Warder Street	104-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Springfield, Ohio 45501	141
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Douglas C. Beauchamp et ux Ginger C. Beauchamp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Schipani et ux Susan W. Schipani

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:

BEING part of Lot No. 26 on the Plan of Belaire, of record in Book 332, Page 6, Register's Office, Davidson County, Tennessee, described as follows: BEGINNING on the northerly margin of Woodlawn Drive as now established, formerly Belaire Avenue, at a point 61 feet west of the dividing line between Lots 25 and 26, thence with the northerly margin of said Drive, westwardly 65.41 feet; thence with the northwardly and parallel with the dividing line between said two lots, 193.31 feet to a point 192 feet south of the southerly margin of Westwood Avenue; thence eastwardly and parallel with the southerly margin of Westwood Avenue, 65 feet to a point 61 feet west of the dividing line between said lots 25 and 26; thence southwardly 187.8 feet to the beginning.
INCLUDED in this description but specifically EXCLUDED is the portion of land conveyed to the State of Tennessee , of record in Book 4895, Page 255, said Register's Office, described as follows:
BEGNNING at a point in the north margin of Woodlawn Drive, said point being along the said north margin 304.4 feet westwardly from the west margin of Natchez Trace; thence along the said north margin along a curve left having a radius of 602.96 feet for 22.0 feet to a point; thence north 7 degrees east 9.0 feet to a point; thence south 65 degrees, 15 minutes east 23.0 feet to the point of beginning and containing 100 square feet.

BEING the same property conveyed to Douglas C. Beauchamp et ux Ginger C. Beauchamp by deed from Charles M. Thomas et ux Wilma K. Thomas of record in Book 5025, Page 972, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 2808 Woodlawn Drive, Nashville, Tennessee 37212
(House Number) (Street) (P O Address) (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 our hand s this 29th day of July, 19 77

Douglas C. Beauchamp

Douglas C. Beauchamp

Ginger C. Beauchamp

Ginger C. Beauchamp

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Beauchamp et ux Ginger C. Beauchamp

the bargainor, 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 29TH day of JULY 19 77.

Commission expires 6-24-80

Patsy A Shroyer
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

E 17963

WARRANTY DEED

FROM
Douglas C. Beauchamp

TO
Joseph L. Schipani

IDENTIF. REFERENCE

AUG 2 1 21 PM '77

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

File Box #12

AUG-27	CONV	35,750.00			
AUG-27	S'TAX		B*	92.82	
AUG-27	PR'FEE		B*	.50	
AUG-27	W'DEED		B*	4.00	* 97.32