Instrument Prepared By:
DAVID B. HERBERT
Ogilvie, Kelley, Herbert & Crawford
2300 First Federal Plaza
Knoxville, Tennessee 37219

BOOK 5227 PAGE 249

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-4-288	Thomas J. Beatty Linda D. Beatty	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 100549
15DZ-30570	1421 Janie Avenue	PROPERTY IS [XX] 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,

GOV28??	CONV	27,000.00			
GOV28??	S'TAX		B*	70.20	
GOV28??	PR'FEE		B*	.50	
GOV28??	W'DEED		B*	4.00	* 74.70

John M. Scudder and wife, Zelma G. Scudder
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas J. Beatty and wife, Linda D. Beatty

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:

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 24 and the northerly 33 feet of Lot No. 25, Block "D", Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said parts of said lots adjoin and front together 66 feet on the easterly side of Janie Avenue and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to John M. Scudder and wife, Zelma G. Scudder, by deed from Charles E. Richardson and wife, Julia N. Richardson, as of record in Book 2650, Page 203, said Register's Office.

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 taxes for the current year which have been prorated and assumed by Grantee 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 22nd day of November, 1977.

John M. Scudder

Zelma G. Scudder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named John M. Scudder and wife, Zelma G. Scudder 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, the 22nd day of November, 1977.

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

$ 27,000.00 Thomas J. Beatty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Douglas A Brace Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E 38986

IDENTIF. REFERENCE

Nov 28 3 43 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

John M. Scudder
Zelma G. Scudder

TO

Thomas J. Beatty
Linda D. Beatty

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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