This instrument was prepared by [illegible] Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115

BOOK 5228 PAGE 128

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freddie Beene et ux	Kimbrough-Kavanaugh & Asso.	Map 50-15
(NAME)	(NAME)	
3321 Spears Road	416 Union Street	Parcel 52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	12DZ-3082@
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees, of the unpaid balance of an indebtedness in the original principal amount of $13,650.00, payable to Kimbrough-Kavanaugh and Associates; and secured by a Deed of Trust executed by Kenton J. Hull, Jr. and wife, Margie B. Hull, to Miller Kimbrough, Trustee, of record in book 3561, page 407, Register's Office for Davidson County, Tennessee; which said balance the said grantees hereby agree to assume and promise to pay,

We, Douglas M. Davis, and wife, Margaret Davis, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~xxxxx~~ Freddie Beene and wife, Sammie M. Beene, herein called the grantees, their

~~xxxxxxxxx~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Parkwood Estates, Section III, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 423 fronts 74.23 feet on the northerly side of Spears Road and extends back 151.9 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 89.2 feet thereon.

Being the same property conveyed to Douglas M. Davis, by deed from Phyllis E. Dixon Beckham, of record in book 4375, page 878, said Register's Office, and re-recorded in Book 5228, page 126, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 3313, page 402; as amended in book 3616, page 269, said Register's Office, includes lien for sewage services. Setback line as shown on Plan of record in book 3300, page 31, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 29th day of November 19 77

Affiant Freddie Beene

My commission expires: 4-30-80 (Affix Seal)

Notary Public A. C. Sloan

This is unimproved ( ) improved (X) property, known as 3321 Spears Road, Nashville, Tennessee
(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 grantees, their ~~xxxxxxxxx~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~xxxxxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th *day of* November, 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.*

Douglas M. Davis (Douglas M. Davis)

Margaret Davis (Margaret Davis)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Douglas M. Davis and wife, Margaret Davis

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* 29th *day of* November, *19* 77

A. C. Sloan *Notary Public*

Commission expires 4-30-80

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.....

NOV 30 77 CONV 32,500.00
NOV 30 77 S'TAX B* 84.50
NOV 30 77 PR'FEE B* .50
NOV 30 77 W'DEED B* 4.00 * 89.00

WARRANTY DEED

FROM
Douglas M. Davis et ux
TO
Freddie Beene et ux

E 3937-9

IDENTIF. REFERENCE

Nov 30 2 36 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS