BOOK 5233 PAGE 903

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

30,750.00

Bunyan C. Beasley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER 19 77.

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-21-78

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bunyan C. Beasley, Jr. (NAME) | Mortgage Corporation of the South (NAME) | 50-14 |
| 3217 Spears Road (STREET ADDRESS OR ROUTE NUMBER) | 2119 Sixth Avenue, North (STREET ADDRESS) | 113 |
| Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP) | Birmingham, AL 35202 (CITY) (STATE) (ZIP) | 12DZ30650 |

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, Robert Franklin Sanders and wife Ann M. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bunyan C. Beasley, Jr. and wife Joyce M. H. Beasley

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 Nos. 388 & 389 on the Plan of PARKWOOD ESTATES, Section 2, a plat which is of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

SAID part of lot 389 fronts 71.66 ft. on Spears Rd. and runs back on the East side a distance of 104.29 ft. to a point; thence S 40 deg. 15' W 93.1 ft. to a point in the West margin of said lot 389 and 388; thence in a southerly direction along said lot line 59.37 ft. to a point in the North margin of Spears Rd.

SAID part of lot 388 fronts 67.5 ft. on Spears Rd. and runs back along the West margin of lot 389 59.37 ft. to a point; thence in a southerly direction 95 ft. to a point in the North margin of Spears Rd. forming a triangular shaped parcel of land attached to and joining the afore mentioned part of lot 389.

BEING part of the same property conveyed to Robert Franklin Sanders et ux Ann M. Sanders by deed from James A. Reels et ux Thelma J. Reels of record in Book 4610, Page 90, Register's Office for Davidson County, Tennessee, and by deed to Robert Franklin Sanders et ux Ann M. Sanders from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book_____, Page_____, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3249, Page 345, and Book 3309, Page 615, Register's Office for Davidson County, Tennessee.

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

unimproved ( ) X
This is improved ( ) property, known as 3217 Spears Road Nashville, Tennessee 37207
(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 hands this 14TH day of DECEMBER, 19 77

Robert Franklin Sanders
Robert Franklin Sanders

Ann M. Sanders
Ann M. Sanders

STATE OF TENNESSEE }

County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Robert Franklin Sanders and wife Ann M. Sanders~~

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 14TH day of DECEMBER 1977.

Commission expires 1-21-81

Leon Sharber
Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM Robert Franklin Sanders

TO Eunyan C. Beasley, Jr.

E 42040

IDENTIF. REFERENCE

Dec 16 9 19 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

| | | | | | |
|---|---|---|---|---|---|
| DEC 16 77 | CONV | 30,750.00 | | | |
| DEC 16 77 | S'TAX | | B* | 79.82 | |
| DEC 16 77 | PR'FEE | | B* | .50 | |
| DEC 16 77 | W'DEED | | B* | 4.00 | * 84.32 |