WARRANTY DEED

BOOK 5248 PAGE 823

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/16/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN. 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS A. WALLACE (NAME)	First & Mid-South Mtg. Co. (NAME)	MAP 149
4717 Miners Cove (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	PARCEL 246
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP)	2D468940

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, ALEX JAMES BEATTY AND WIFE, PATRICIA BEATTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS A. WALLACE AND WIFE, NEIKA WALLACE

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. 154 ON THE PLAN OF SECTION FOUR, TERRAGON TRAILS, OF RECORD IN BOOK 5050, PAGE 57, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 154 FRONTS 63.49 FEET ON THE NORTHEASTERLY MARGIN OF MINERS COVE AND EXTENDS BACK 120.0 FEET ON THE NORTHWESTERLY LINE AND 132.27 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 71.32 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ALEX JAMES BEATTY AND WIFE, PATRICIA BEATTY BY DEED FROM MARION THURMAN AND WIFE, EVA M. THURMAN, AS OF RECORD IN BOOK 5228, PAGE 660, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF FIRST & MID-SOUTH MORTGAGE COMPANY, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 4717 MINERS COVE, ANTIOCH, TN. 37013
(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 1st day of FEBRUARY, 19 78

Alex James Beatty Patricia Beatty

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5248 PAGE 824

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex James Beatty & Patricia Beatty

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 1st day of February, 19 78

Commission Expires 8-12-7-1980

Notary Public

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 _____

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

My commission expires _____

Notary Public

FEB-2[illegible]	CONV	31,650.00			
FEB-2[illegible]	S'TAX		B*	32.16	
FEB-2[illegible]	PR'FEE		B*	.50	
FEB-2[illegible]	W'DEED		B*	4.00	* 86.66

WARRANTY DEED

FROM ALEX JAMES BEATTY ET UX

TO DENNIS A. WALLACE ET UX

TITLE INSURED BY POLICY NUMBER:

E 48738

Title Associates, Inc. Agency of Service

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York