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BOOK 5251 PAGE 932

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

William P Dougan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 1978.

E. Barnes Dep. Reg.
Notary Public

MY COMMISSION EXPIRES: Dec. 28, 1980

(AFFIX SEAL)

IDENTIF. REFERENCE

FEB 10 3 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
WILLIAM P. DOUGAN, SUITE 107, PARKWAY TOWERS, NASHVILLE, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beasley, Cramer & Beasley (NAME)	Ed A. Beasley, Sr. (NAME)	171-20 (Dav. Co.)
Peach Court (STREET ADDRESS OR ROUTE NUMBER)	Peach Court (STREET ADDRESS)	Map 11, Gp. D; Map 11-B, par. 15 (Williamson County)
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AN IN CONSIDERATION of the sum of Eighteen Thousand ($18,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, receipt of which is hereby acknowledged,

We, Jimmy Yates Yearwood, widow of Lem Yearwood, and Nile Yearwood, each being the owner of a one-half undivided interest in the hereinafter described property, have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, Ed A. Beasley, Sr., Kent Cramer, and Ed A. Beasley, Jr., their heirs and assigns, all of our right, title, and interest in and to certain real estate in Davidson and Williamson Counties, Tennessee, described as follows:

A certain tract or parcel of land lying partly in Davidson County and partly in Williamson County, Tennessee, described as follows:

Being Lot No. 1 in Martha Marr's Subdivision of Dodson Land at Brentwood, Tennessee, said plan being of record in Book 420, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 begins at common corners with Lot No. 1 and Lot No. 2 and beginning on the southwesterly corner of Lot 2 runs 138.2 feet westerly along the northerly margin of Williams Road (now Hardscuffle or Church Street); then runs northerly 315 feet to a point; then easterly 138.2 feet to a point; then southerly 315 feet to the point of beginning, and containing one acre, more or less.

This property is assessed in both Counties.

Being the same property conveyed to Lem Yearwood by deed from W. A. Jones, Trustee, of record in Book 4863, page 672, Register's Office for Davidson County, and Book 221, page 536, Register's Office for Williamson County. Said deed was corrected by Deed of Correction from W. A. Jones, Trustee, or record in Book 4863, page 674, Register's Office for Davidson County, and in Book 233, page 653, Register's Office for Williamson County, and said Deed of Correction conveyed a one-half interest to Nile Yearwood. Also being the same property in which a one-half interest was conveyed to Nile Yearwood by deed from Jimmy Yates Yearwood, Betty Yearwood Jones, Judy Yearwood Flatt, Patricia Yearwood Ward, Lem Randolph Yearwood, and Lynn Royal Yearwood, of record in Book 4863, page 677, Register's Office for Davidson County, and Book 233, page 656, Register's Office for Williamson County, Tennessee.

The two above referenced conveyances to Nile Yearwood were duplicate conveyances of the same one-half undivided interest. The other one-half undivided interest remained vested in Lem Yearwood and was bequeathed to his widow, Jimmy Yates Yearwood, and children, by Will of record in Will Book 110, page 314, Probate Office for Davidson County, Tennessee. By instruments of record in Case File #59994, Probate Office for Davidson County, Tennessee, the children of Lem Yearwood renounced and gave to their mother, all their benefits of the said Will, vesting in Jimmy Yates Yearwood, widow of Lem Yearwood, the sole ownership of Lem Yearwood's one-half undivided interest in the said property.

This is unimproved property, known as Lot 1, Martha Marr Subdivision, Hardscuffle Road (also Church Street or Williams Street), Brentwood, Tennessee, 37027.

I, Russell Yearwood, wife of Nile Yearwood, hereby join in this instrument for the purpose of conveying to Grantees all the right, title, and interest I may hold in the said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ed A. Beasley, Sr., Kent Cramer, and Ed A. Beasley, Jr., their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate, have a good right to convey it, and that the same is unencumbered, except for any easements and restrictions of record, and for 1978 taxes which have been prorated and will be paid by Grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Ed A. Beasley, Sr., Kent Cramer, and Ed A. Beasley, Jr., their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 9th day of February, 1978.

Jimmy Yates Yearwood
JIMMY YATES YEARWOOD

Russell Yearwood
RUSSELL YEARWOOD

Nile Yearwood
NILE YEARWOOD

FEB 10 '78	CONV	18,000.00			
FEB 10 '78	S'TAX		B*	46.80	
FEB 10 '78	PR'FEE		B*	.50	
FEB 10 '78	W'DEED		B*	4.00	* 51.30

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, William P. Dougan, a Notary Public in and for said County and State, the within named Jimmy Yates Yearwood and Nile Yearwood, the bargainors, 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 9th day of February, 1978.

William P. Dougan
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Dec. 28, 1980