FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,950.00

Michael R. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 1978

Notary Public

MY COMMISSION EXPIRES: 6-27-81

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Greer (NAME)	Exchange Bond & Mortgage Corporation (NAME)	11D-46695
613 McCarley Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #205 (STREET ADDRESS)	52-2
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	45

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, James O. Beech et ux Patricia L. Beech

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Greer et ux Laura K. Greer

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. 32 on the westerly one-half of Lot No. 31 of Block "F", on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office, Davidson County, Tennessee.

Said Lot No. 32 and part of Lot No. 31 front together 75 feet on the northerly side of McCarley Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to James O. Beach and wife, Patricia L. Beech by deed from Robert D. Ivey and wife, Kathy A. Ivey, of record in Plat Book 5005, page 298, said Register's Office.

This conveyance is subject to restrictions of record in Book 1380, page 88, said Register's Office.

This conveyance is subject to a utilities easement and building lines of record in Plat Book 1130, page 85, Register's Office, Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 613 McCarley Avenue (House Number) (Street) Madison, TN 37115 (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 5TH day of APRIL, 19 78

James O. Beech James O. Beech

Patricia L. Beech Patricia L. Beech

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Beech et ux Patricia L. Beech

the bargainor, 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 5TH day of APRIL, 1978

Commission expires 6-28-81

Notary Public

STATE OF TENNESSEE
Davidson 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 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

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WARRANTY DEED

FROM James O. Beech

TO Michael R. Greer

IDENTIF. REFERENCE

APR 11 11 12 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR 11	CONV	31,950.00			
APR 11	S'TAX		B*	82.94	
APR 11	REC'FEE		B*	.50	
APR 11	W'DEED		B*	4.00	* 87.44