Please Mail Back To
JOHN C. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

BOOK 5290 PAGE 343

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00.

Ronald W. Beatty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 19 78.

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 Feb. 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Beatty et ux (NAME)	Mercantile Mortgage Co. (NAME)	5DU55482
186 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	162-6
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63178 (CITY) (STATE) (ZIP)	277

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, Albert V. Vallier and wife, Karen Vallier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Beatty and wife, Deborah B. Beatty

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. 49 on the Plan of Valley Green Subdivision, Section I, as of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 being a corner lot fronts 52.78 feet on the easterly side of Townes Drive and 108 feet on the northerly side of Ocala Drive and 39.27 feet on the curving corner of said intersection and runs back between converging side lines 133 feet on the northerly side and 77.38 feet on the easterly side to a point at the rear.

BEING the same property conveyed to Albert V. Vallier and wife, Karen Vallier by deed from Jack Williams and wife, Frances C. Williams of record in Book 4770, page 458, Register's Office for Davidson County, Tennessee.
Karen Vallier and Karen K. Vallier are one and the same person.

This is unimproved ( ) improved (X) property, known as 186 Ocala Drive, 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 24th day of May, 1978

ALBERT V. VALLIER: Albert V Vallier

KAREN VALLIER: Karen K. Vallier

BOOK 5290 PAGE 344

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert V. Vallier and wife, Karen Vallier

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 24th day of May 19 78

Commission expires 6 Feb. 1982 Marie B. Cummings
Notary Public

CUMMINGS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

WARRANTY DEED

FROM
ALBERT V. VALLIER ET UX

TO
KAREN VALLIER

RONALD W. BEATTY ET UX
DEBORAH B. BEATTY

E 67504

IDENTIF. REFERENCE

MAY 26 8 59 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY26 78	CONV	40,500.00			
MAY26 78	S'TAX		B*	105.30	
MAY26 78	PR'FEE		B*	.50	
MAY26 78	W'DEED		B*	4.00	* 109.80