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 $ 18,000.00

Frank R. Tinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 78.

Sara C. Watson
Notary Public

MY COMMISSION EXPIRES: 1/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Alex N. Beavers, Jr., et ux (NAME)	SAME (NAME)	17-0-15
12029 Cheyenne Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D-15700
Gaithersburg, MD 20760 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Sara Wade Tinnon and Lennis Rose Johnson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Alex N. Beavers, Jr. and wife, Linda W. Beavers,

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 the 10th District of Davidson County, State of Tennessee, located North of Union Hill Road and West of Greer Road:

FIRST TRACT: BEING the East part of C.A. Benton's estate, this part being on the East side of Greer Road. BEGINNING at a spike at the South corner of the property conveyed to James P. Dickens et ux, of record in Book 2095, Page 243; thence along his southerly line, N. 62° 30' E. 420 feet to the S.E. corner of Dickens; thence with his easterly line N 35° W 157.5 feet to a point in the southerly line of R. E. Jones property; thence N 62° 30' E 421.5 feet to a large beech in R.E. Jones South line; thence S 18° E 304.9 feet to a stake; thence S 7° 15' W 594 feet to a stone, Dogwood and Hickory pointers in Kepley's North line; thence N 83° 45' W 350.5 feet to a pin North of Harris' Store; thence S 68° 45' W 91.5 feet to a spike in the South side of Union Hill Road and Greer Road intersection, this point being L. A. Benton's East corner; thence N 35° W 423.5 feet with the center of Greer Road to the beginning, containing 9.61 acres, more or less.

SECOND TRACT: (This is not part of the C. A. Benton Home Tract). BEGINNING at a stone, Dogwood and Hickory pointers at the S.E. corner of the 9.00 acre tract, in Kepley's North line, running N 7° 15' E 594 feet to a stake; thence N 18° W 304.9 feet to a large beech in R. E. Jones South line; thence S 86° 30' E 1,138.5 feet to a stake in R. E. Jones South line and J.R. Pike's West line; thence due S 198 feet with Pike's West line to a stake; thence S 37° W 580 feet to a stake Pike's corner, (this bearing and distance has been changed to tie in); thence S 80° W 429 feet to a stake in Kepley's North line; thence S 79° W 359.7 feet with Kepley's North line to the beginning, containing 16.40 acres, more or less.

BEING the same property conveyed to Sara Wade Tinnon and Lennis Rose Johnson, by deed from Jessie Benton Eaton and husband, Sidney Eaton, of record in Book 4987, Page 316, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 14th day of July, 19 78

Sara Wade Tinnon
SARA WADE TINNON

Lennis Rose Johnson
LENNIS ROSE JOHNSON

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 Sara Wade Tinnon and Lennis Rose Johnson

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 Goodlettsville, Tennessee, this 14th day of July 19 78

Commission expires 1/18/82

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

WARRANTY DEED

FROM
Sara Wade Tinnon and
Lennis Rose Johnson

TO
Alex N. Beavers, Jr., et ux

E 7 7 8 9 2

IDENTIF. REFERENCE

JUL 20 9 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 20 78	CONV	18,000.00			
JUL 20 78	S'TAX		B*	46.80	
JUL 20 78	PR'FEE		B*	.50	
JUL 20 78	W'DEED		B*	4.00	* 51.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.