91-12-232

12W06682

This Instrument Prepared By:
Alexander, Hartzog, Harris & Silva
Attorneys at Law
Court Square
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we JIM BEUERLEIN and wife, MARIBETH BEUERLEIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TOM JENNINGS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on an unrecorded plan, said Lot No. 2 begins at a point on the east margin of Bass Street 50 feet north of the corner of Corey (Delaware) and Bass Street, said point being the northwest corner of Lot No. 1 on said plan; thence with the east margin of Bass Street, northerly 50 feet, fronting 50 feet on the east margin of Bass Street, and running back easterly between parallel lines which lines are also parallel with Corey (Delaware) Street 200 feet to an alley 25 feet wide. For the location of Bass and Corey Street, see plan of Clifton which is of record in Book 21, Page 135, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jim Beuerlein by deed of record in Book 5128, Page 169, Register's Office for Davidson County, Tennessee. Maribeth Beuerlein, wife of Jim Beuerlein, joins in this conveyance to transfer to the named Grantee any right, title or interest she may have acquired in the above described property by virtue of her marriage to Jim Beuerlein.
>
> It is understood and agreed that part of the consideration of the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Home Federal Savings and Loan Association, of record in Book 4325, Page 949, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

It is further understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to the United American Bank of Nashville, Tennessee, of record in Book 5128, Page 173, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said TOM JENNINGS, his heirs and assigns, forever.

AND WE DO COVENANT with the said TOM JENNINGS, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance unless otherwise herein set out.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 31st day of August, 1978.

Jim Beuerlein

Maribeth Beuerlein

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Beuerlein and wife, Maribeth Beuerlein, 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 the 31 day of August, 1978.

NOTARY PUBLIC

JAMES W. ALEXANDER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

11/18/78

BOOK 5336 PAGE 291

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

William T Jennings
Affiant

Sworn to and subscribed before me, this the 31st day of August, 1978.

NOTARY PUBLIC

My Commission Expires:

May 2, 1979

SEND TAX BILLS TO:

MAIL To:

Mr. William T. Jennings

5033 Brevity Lane

Nashville, TN 37220

JAMES M. BELEKLEIN * NOTARY PUBLIC AT LARGE * STATE OF

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IDENTIF. REFERENCE

SEP 11 3 31 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 11 78	CONV	40,000.00			
SEP 11 78 S'TAX			B*	104.00	
SEP 11 78 PR'FEE			B*	.50	
SEP 11 78	W'DEED		B*	6.00	* 110.50