BOOK 5346 PAGE 835 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER 1976.

Notary Public

MY COMMISSION EXPIRES: 2-9-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. Dean (NAME) | Realty Mortgage, Inc. (NAME) | 11D-58012 |
| 304 Wiley Street (STREET ADDRESS OR ROUTE NUMBER) | 2200 Century Parkway, #250 (STREET ADDRESS) | 43-9 |
| Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30345 (CITY) (STATE) (ZIP) | 366 |

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, Robert B. Beck et ux Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Dean et ux Shirley Ann Dean

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:

BEING Lot No. 30 of Block "A" on the Map of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert B. Beck by deed from Gary M. Frisse and wife, Bonita L. Frisse, of record in Book 5316, Page 781, said Register's Office.

Martha Lu Beck herein conveys any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to restrictions, of record in Book 1429, Page 44, said Register's Office.

This conveyance is subject to a utility easement, of record in Book 5325, Page 694, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 304 Wiley Street (House Number) (Street) Nashville, TN 37201 (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 29TH day of SEPTEMBER, 1976

Robert B. Beck

Martha Lu Beck

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Beck et ux Martha Lu Beck

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 29TH day of SEPTEMBER, 1978

Commission expires 4/25/79

Earle Arnold
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

E 92609

WARRANTY DEED

FROM Robert B. Beck

TO Charles R. Dean

IDENTIF. REFERENCE

OCT 5 1 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
215 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

Fitz Box #12

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|---|---|---|---|---|---|
| OCT-5 78 | CONV | 32,000.00 | | | |
| OCT-5 78 | S'TAX | | B* | 83.20 | |
| OCT-5 78 | PR'FEE | | B* | .50 | |
| OCT-5 78 | W'DEED | | B* | 4.00 | * 87.70 |