Send Tax Bills To:
Lee A. Beaman
1525 Broadview
Murfreesboro, Tenn 37130

Map Parcel No. 93-9-25
This Instrument Prepared By:
David Loughry
Attorney At Law
Murfreesboro, Tennessee 37130

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

BOOK 5358 PAGE 175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND AND NO/100 ($68,000.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, GEORGE KERRICK and wife, CHARLENE O. KERRICK, have this day bargained and sold and do hereby transfer and convey unto LEE A. BEAMAN, a single person, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

BEING the easterly 1/2 of Lot No. 183 on the Plan of McNairy, Kirkman and Porter as of record in Book 9, page 322, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Demonbreun Street and runs back between parallel lines along the westerly margin of 15th Avenue, South, 166 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PARCEL CONDEMNED BY INSTRUMENT OF RECORD IN BOOK 4416, page 425, DESCRIBED AS FOLLOWS:

Beginning at the intersection of the northerly margin of Demonbreun Street and the westerly margin of 15th Avenue said point being the southeast corner of Lot 183 on the Plan of McNairy, Kirkman and Porter, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee; thence with the westerly margin of 15th Avenue and the easterly boundary of said Lot 183, north 27 degrees 17 minutes 40 seconds west 23.20 feet to a point; thence southerly along an arc of radius 25 feet and curving to the right 29.81 feet to a point in the northerly margin of Demonbreun Street; thence with the northerly margin of Demonbreun Street and the southerly boundary of said Lot 183 north 62 degrees 36 minutes 27 seconds east 15.75 feet to the point of beginning, containing 81 square feet and being the same property condemned by the State of Tennessee for construction of access highways.

This being the same property conveyed to George Kerrick by installment deed from Ralph Solomon and wife, Ruth V. Solomon, appearing of record in Book 5203, page 360, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to easements of record in Book 4416, page 425, said easements being a drainage easement and two slope easements described therein.

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TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Lee A. Beaman, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that it is unencumbered except by lien of the 1978 taxes.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

E 9 7 6 5 1

IDENTIF. REFERENCE

Oct 31 3 53 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

WITNESS MY HAND on this the 31 day of October, 1978.

George Kerrick

Charlene O. Kerrick

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GEORGE KERRICK and wife, CHARLENE O. KERRICK, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 31 day of October, 1978.

Notary Public

My Commission Expires: July 23 1981.

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

OCT 31 78 CONV 68,000.00
OCT 31 78 S'TAX B* 176.80
OCT 31 78 PRFEE B* .50
OCT 31 78 W'DEED B* 4.00 * 181.30

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $68,000.00 which amount is equal to or greater than the amount which the property, if transferred, would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of October, 1978.

Janice F. Ragland
Notary Public

My Commission Expires: 07-18-82

FAYE RAGLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.