This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

135883

BOOK 5381 PAGE 934

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J Beauchamp	Fidelity Federal	Map 130-3
(NAME)	(NAME)	
4323 Sunnybrook Dr	401 Union Street	Parcel 46 & 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn 37205	Nashville Tenn 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Thomas J. Beauchamp and wife, Sharon A. Beauchamp and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Norman H. McNair, Jr. and wife, Cynthia M. McNair

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas J. Beauchamp and wife,
Sharon A. Beauchamp

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, the easterly 50 feet 5 inches front and 50 feet rear of Lot No. 2 and the westerly 80 feet 3 inches front and 80 feet rear of Lot No. 3 of Block No. 10 on the Plat of John Calhoun's re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 547, page 167, said Register's Office. Said parts of Lot Nos. 2 and 3 front together 130 feet 8 inches on the southerly side of Sunnybrook Drive, and run back 210 feet 9 inches, more or less, on the westerly line, and 202 feet, more or less, on the easterly line, to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to Norman H. McNair, Jr. and wife, Cynthia M. McNair by deed from Dr. C. W. Graves and wife, Edith K. Graves, of record in Book 3101, page 528, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $112,000.00
Subscribed and sworn to before me, this the 29 day of December 1978
Affiant Thomas J Beauchamp
My commission expires: My Commission Expires Feb. 23, 1981
Notary Public Janice M Gentry

unimproved ( )
This is improved (X) property, known as 4323 Sunnybrook Drive, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1978 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 21st *day of* November, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Norman H. McNair, Jr.

Cynthia M. McNair

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoey, *a Notary Public in and for said County and State,* Norman H. McNair, Jr. and wife, Cynthia M. McNair,

*the within named 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 21st *day of* November, *19*78

NOTARY PUBLIC AT LARGE

Mary Enoey *Notary Public*

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ....of the....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....day *of* ....., *19*.....

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM

Norman H. McNair, Jr. and wife,
Cynthia M. McNair

TO

Thomas J. Beauchamp and wife,
Sharon A. Beauchamp

JAN-4 79 CONV 90,000.00
JAN-4 79 CONV 22,000.00 } 112,000.00
JAN-4 79 S'TAX B* 291.20
JAN-4 79 PR'FEE B* .50
JAN-4 79 W'DEED B* 4.00 * 295.70

F 0 8 0 9 0

IDENTIF. REFERENCE

JAN 4 3 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627