6390 08/23 364.00- CHECK

BOOK 5487 PAGE 182

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Christiane Michels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Aug., 1979

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, FIRST AMERICAN CENTER, 20th. FLOOR, NASHVILLE, TENNESSEE 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert Michels, et ux (NAME)	Third National Bank (NAME)	Map 145 6
5852 Beauregard Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Par. 57
Nashville, Tennesse (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FH 20753

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, Fred W. Beaufait and wife, Lois E. Beaufait

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bert Michels and wife, Christiane Michels

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. 36 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, page 255, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Beauregard Drive at the common corner of Lots Nos. 35 and 36; thence with the line between said two lots, northerly 349.0 feet; thence easterly 269.2 feet to the northwesterly corner of Lot No. 37; thence southerly 396.0 feet to the beginning of a curve; thence around said curve having a radius of 70.8 feet southwesterly 45.6 feet to the northerly margin of Beauregard Drive; thence with the northerly margin of said drive, westerly 120.3 feet to the point of beginning.

BEING the same property conveyed to Fred W. Beaufait and wife, Lois E. Beaufait, by Deed from Frank J. Hostettler and wife, Margaret R. Hostettler, of record in Book 4475, page 784, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5852 Beauregard Drive, Nashvile, Tennessee
(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 20 day of Aug, 1979

Fred W. Beaufait

Lois E. Beaufait

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred W. Beaufait and wife, Lois E. Beaufait

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 20 day of AUG. 19 79

Commission expires 10/17/82

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

Fred W. Beaufait and wife,

Lois E. Beaufait

TO

Bert Michels and wife,

Christiane Michels

F 47940

IDENTIF. REFERENCE

AUG 23 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5487 PAGE 184

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			137500.00-	CO
			357.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	364.00-
6390A	08/23/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47940

IDENTIF. REFERENCE

AUG 23 9 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706837