ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Anna R. Beal (NAME)	The Chamberlain Company (NAME)	162-8
42 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 8254 (STREET ADDRESS)	15
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Chattanooga, Tennessee 37411 (CITY) (STATE) (ZIP CODE)	5DU-41806

WARRANTY DEED

BOOK 5557 PAGE 541

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note dated October 10, 1977, payable to Chamberlain Company in the original amount of $34,000.00, secured by a Deed of Trust of record in Book 5208, page 232, Register's Office for Davidson County, Tennessee.

We, Tony Lynn Sexton and wife, Janet Newell Sexton

have bargained and sold, and by these presents do transfer and convey unto the said Anna R. Beal, a single person

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.1 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

SAID Lot No.1 fronts 73.50 feet on the northerly side of Tusculum Road and extends back 140.4 feet on the easterly line and 143.5 feet on the westerly line to a line in the rear on which it measures 84.4 feet.

BEING the same property conveyed to Tony Lynn Sexton and wife, Janet Newell Sexton, by deed from Milton F. Derryberry and wife, Paula G. Derryberry, of record in Book 5208, page 230, said Register's Office.

INCLUDED therein but expressly EXLUDED therefrom is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Thomas E. Chinander and wife, Betsy K. Chinander, of record in Book 4217, page 786, Register's Office for said County and described as follows:

BEING part of Lot No.1 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

SAID part of Lot No. 1 fronts 73.50 feet on the present Northerly margin of Tusculum Road and extends back 5 feet on the Easterly line and 2.5 feet on the Westerly line to points on the new relocated Northerly margin of Tusculum Road on which it measures 73.5 feet thereon, the same being parallel to and 30 feet from the new relocated centerline of Tusculum Road and containing 276 square feet.

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

unimproved ( )
This is improved (X) property, known as 42 Tusculum Road (House Number) (Street)
Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Zip Code)

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.

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 18th day of January, 19 80.

x Tony Lynn Sexton
Tony Lynn Sexton

x Janet Newell Sexton
Janet Newell Sexton

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Lynn Sexton and wife, Janet Newell Sexton

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, this 18th day of January, 19 80.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

x Anna R. Beal

Sworn to and subscribed before me this 18th day of January, 19 80.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:
INDEPENDENT TITLE COMPANY Suite 1704 - 17th Floor, One Commerce Place Nashville, Tennessee 37239
Name Address

6315 WARRANTY DEED .90- CHECK

FROM Tony Lynn Sexton, etux

TO Anna R. Beal, a single person

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

FILED JAN 21 '80 11 58 AM
DAVIDSON COUNTY, TENN.
FELIX Z. DALE, JR. REGISTER

IDENT. REFERENCE

F 73037

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5557 PAGE 543

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49000.00- CO	
			127.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	133.90-
8315A01/21/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F73037

IDENTIF. REFERENCE

JAN 21 11 50 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 737794