THIS INSTRUMENT PREPARED BY:
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213 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
(615) 254-3446

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WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. T. Murphree (NAME)	Same (NAME)	92-10/74
802 Ewing Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

mail

FOR AND IN CONSIDERATION of the sum of three thousand ($3,000.00)----------

---------- *Dollars,*

cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, First American National Bank, Trustee, under the Will of Bobby Beecham, Deceased,

First American National Bank of Nashville executes this instrument solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it can and should make in its fiduciary capacity and not otherwise

..... *has bargained and sold, and does hereby transfer and convey unto the said*

J. T. Murphree, and his .....

.....*(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

BEING Lot No. 38 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for said County.

SAID Lot No. 38 fronts 50 feet on the westerly side of 31st Avenue, North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley.

INCLUDED in the above description, but expressly Excluded therefrom, is that part of Lot taken by the State of Tennessee by order of condemnation, a certified copy of which is of record in Book 4272, page 12, said Register's Office, to which reference is here made.

BEING the same property conveyed to Bobby G. Beecham and wife Peggy H. Beecham, by deed from Emma Lee Gardner, unmarried, of record in Book 5355, page 546, Register's Office for said County. The said Peggy H. Beecham having predeceased Bobby G. Beecham and the said Bobby G. Beecham having since died and devised said property to First American National Bank, Trustee, by Will of record in Will Book 128, page 175, Probate Court Clerk's Office for said County. *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,000.00

Subscribed and sworn to before me, this the 7th day of March 1980.

Affiant

My commission expires: July 5, 1981 (Affix Seal)

Notary Public

ROLLIE L. WOODALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 523-31st Ave., North, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

J. T. Murphree, and his

.....*(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said .....

J. T. Murphree, and his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ..... *this* 7th *day of* March, 1980, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SEAL

FIRST AMERICAN NATIONAL BANK,
T/U/W/ Bobby G. Beecham, Deceased

BY: Keith Seary
Vice President & Trust Officer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Edsel Ford Hellman, Jr., a Notary Public of the State and County aforesaid, personally appeared Edith D. Perry with whom I am personally acquainted, and who, upon oath, acknowledged her self to be Vice Pres. & Trust Officer of the First American National Bank, N.A., the within named bargainor, a corporation, and that She as such Vice Pres. & Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice-Pres. & Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee this 7th day of March, 1980

Edsel Ford Hellman, Jr. Notary Public

Commission expires 11-8-80

* GRANTEE accepts the said improved premises "as is" and "with all faults," Grantee, by acceptance of delivery of this Deed, acknowledging that The Metropolitan Government of Nashville and Davidson County, Tennessee, has ordered a predecessor in title to repair the improvement situated upon the premises.

7537 03/12 14.30- CHECK

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK, TRUSTEE

TO
J.T.MURPHREE

F 8 0 3 2 7

IDENTIF. REFERENCE

MAR 12 12 50 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 14.30-	
7537A03/12/60			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80327

IDENTIFICATION

MAR 12 12 50 PM '80

REGISTER

No. 746674