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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
MARY D. SHAHAN	NEW OWNER	Map 117-13
(NAME)	(NAME)	
2403 ABBOTT MARTIN		Parcel 100
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37215		7DA-40205
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of -----Ten & No/100 ($10.00)---------- DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

NANCY S. BEARDSWORTH

have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ MARY D. SHAHAN, unmarried,

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

Being part of Lot No. 10 on the Plan of Andrew Castleman Land, of record in Minute Book J, Page 30, Chancery Court for said County, and described as follows:

Beginning on the southerly margin of Abbott Martin Road, at a point 15 feet east of the easterly line of the property conveyed to Frank R. Leu and wife, as of record in Book 1092, Page 146, Register's Office for said County; thence southwesterly and parallel with Leu's easterly line 275 feet to a point; thence eastwardly 100 feet to a point; thence northwesterly 275 feet to the southerly margin of Abbott Martin Road; thence with the margin of said Road, westerly 100 feet to the point of beginning.

Being the same property conveyed to C. J. Beardsworth and wife, Nancy S. Beardsworth, by deed from James L. Odum and wife, Darlene J. Odum, of record in Book 3404, Page 365, said Register's Office. Said C. J. Beardsworth having conveyed his interest to Nancy S. Beardsworth by quitclaim deed of record in Book 4880, Page 635, said Register's Office.

This conveyance is made subject to the following: (1) 1980 Taxes which have been prorated and assumed by the Buyer; and (2) All matters appearing on the Plan of record in Minute Book J, Page 30, Chancery Court for Davidson County, Tennessee.

C. J. Beardsworth, husband of Nancy S. Beardsworth, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which he may have in the subject property.

This is unimproved ( ) improved (X) property, known as 2403 Abbott Martin 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 1st day of July, 1980.

E. J. Beardsworth

Nancy S. Beardsworth

NANCY S. BEARDSWORTH

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY S. BEARDSWORTH and husband C. J. BEARDSWORTH,

the 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 1st day of July, 1980.

My commission expires 7/17/83 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 $ 86,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary D Shahan

Sworn to and subscribed before me this 1st day of July, 1980.

My commission expires 4-17-83 Notary Public

This instrument was prepared by: George E. Mudter, Jr., Attorney, 254 Highlands Building, Brentwood, Tennessee 37027

Name Address

7544 WARRANTY DEED 07/02 250.10- CHECK

FROM NANCY S. BEARDSWORTH

TO MARY D. SHAHAN

F 96007

IDENTIF. REFERENCE

JUL 2 1 52 PM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File: Box 38
First Title & Escrow Co.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			6607.00-	CO
			223.60	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 230.10-
			7544A07/02/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F96007

T

IDENTIF. REFERENCE

JUL 2 1 52 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 765906