This instrument prepared by: Homer R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

Mail

BOOK 5642 PAGE 771

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| REALTY DEVELOPMENT CO. | Commerce Union Bank | Map 83-5 |
| (NAME) | (NAME) | |
| 2404 Hillsboro Road | P. O. Box 2546 | Parcel 273 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37219 | 23 W 09910 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ---------TEN AND 00/100----------

----------($10.00)---------- *Dollars.*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5358, page 485, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

FAIRIA DAVIDSON AND THOMAS W. BEASLEY D/B/A DAVIDSON-BEASLEY, A Partnership, hereinafter referred to as Grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* REALTY DEVELOPMENT CO. hereinafter referred to as Grantee, its *(successors), heirs and assigns.*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 30 and the easterly 20 feet of Lot No. 29 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for said County, described as follows:

Said Lot 30 and the easterly part of Lot No. 29 front together 75 feet on the northerly side of Eastland Avenue and run back between lines 160 feet to an alley.

Being the same property conveyed to Fairia Davidson and Thomas W. Beasely d/b/a Davidson-Beasley, a partnership, by deed from Robert W. Goodlett and wife, Dorothy H. Goodlett, of record in Book 5249, page 335, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 25, day of August 19 80.

Affiant

My commission expires: 3/15/82 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 1305 Eastland Avenue, Nashville, TN 37206
(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* Grantee, its *(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.*

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

*Witness* our *hand* s *this* 25th *day of* August *19* 80 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

DAVIDSON-BEASLEY, A Partnership

By: Partner

By: Partner

REALTY DEVELOPMENT CO.

By:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAIRIA DAVIDSON AND THOMAS W. BEASLEY; and H. LYNN GREER

the within named bargainor .S...., with whom I am personally acquainted, and who acknowledged that ...they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 25 day of ....., 19 ....

Notary Public

Commission expires 3/15/81

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 .....

8280 08/27/80- CHECK

**WARRANTY DEED**

FROM

TO

G 0 4 5 4 9

IDENTIF. REFERENCE

AUG 27 8 31 AM '80

FELIX Z. WILCOX, JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5642 PAGE 773

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 32500.00- CO | |
| | | | 84.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 91.00- |
| 8296A | 08/27/80 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04549

IDENTIF. REFERENCE

AUG 27 8 31 AM '80

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

No. 776284