Book 5670 Page 200

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Janie Beaty	Mercantile Mortgage Co.	146-12
(NAME)	(NAME)	
5042 Montclair Drive	P. O. Box 14569	64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	St. Louis, MO 63178	6DU-32035
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 5631, page 623, to secure to Mercantile Mortgage Company the payment of a note in the original principal amount of $50,200.00, payable as therein specified.

Roger D. Everson and wife, Ellen K. Everson have bargained and sold, and by these presents do transfer and convey unto the said Janie Beaty

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

Land in Davidson County, Tennessee, being Lot No. 473, Crieve Hall Estates, Section Six, of record in Book 2331, pages 1 & 2, said Register's Office.

Beginning at a point in the easterly margin of Montclair Drive, the same being a common corner of Lots 473 and 474, thence eastwardly with the dividing line between said lots 473 and 474, 150 feet to a monument; thence southwardly with the dividing line between Lots 473 and 472, 150 feet to a point in the northerly margin of Barrywood Drive; thence with the northerly margin of Barrywood Drive, westwardly 130 feet to a monument; thence to the right around a curve 31.42 feet to a monument in the easterly margin of Montclair Drive; thence with the easterly margin of Montclair Drive, northerly 130 feet to the point of beginning.

Being the same property conveyed to Roger D. Everson, by Quitclaim Deed from Ellen K. Everson, of record in Book 5633, page 985, Register's Office for said County.

This conveyance is subject to all restrictions, easements and plats of record as of record in Register's Office for Davidson County.

As part of the considerations, the escrow and insurance policy are transferred to the grantees herein.

This is unimproved ( ) improved ( ) property, known as 5042 Montclair Drive (House Number) (Street)
Nashville, Tennessee 37204
(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 13th day of November, 1980

Roger D. Everson
ROGER D. EVERSON

Ellen K. Everson
ELLEN K. EVERSON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5678 PAGE 289

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger D. Everson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 1980.

My commission expires 7-21-84 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

RUSH

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,850.34
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Jane Batey

Sworn to and subscribed before me this 14th day of November, 1980

My commission expires 7-21-84 Notary Public

This instrument was prepared by:

Name	Address
Rick M. Johnson, Suite 200, 430 Third Avenue North,	Nashville, TN 37201

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, Ellen K. Everson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1980.

MY COMMISSION EXPIRES: 4/22/84 Notary Public

WARRANTY DEED
FROM
TO

Pioneer National Title Insurance Company
Public Square Building
511 Union Avenue North
NASHVILLE, TENNESSEE 37219

FILED FOR RECORD
NOV 14 3 34 PM '80
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5678 PAGE 290

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
			5-850.34- CO	
			145.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 151.84-	
4575A	11/14/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 5 1 1

IDENTIF. REFERENCE

Nov 14 1 34 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 792027