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

3413 01/05 165.10- CHECK

# WARRANTY DEED

BOOK 5697 PAGE 333

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| CARL H. BEAN, JR. (NAME) | Federated Financial Mtg.Corp. (NAME) | Map 43-1 |
| P.O. Box 9012 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1588 (STREET ADDRESS) | Parcel 147 |
| Goodlettsville, Tn 37072 (CITY) (P. O. ZONE) (STATE) | Smyrna, GA 30080 (CITY) (ZONE) (STATE) | 11 D 25087 |

*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 Grantee assuming a certain unpaid indebtedness of record in Book 5509, page 719, Register's Office for Davidson County, Tennessee,

RONNIE REEDER, single, hereinafter referred to as Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* CARL H. BEAN, JR. D/B/A MUSIC CITY INVESTMENT ENTERPRISES, hereinafter referred to as Grantee, his ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of part of Lot "M", W. P. Ready's Subdivision, of record in Book 5190, page 206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Reeder by deed from Bill Inglis and wife, Rubye F. Inglis, of record in Book 5509, page 716, 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 $ 69,964.

Subscribed and sworn to before me, this the 31st day of December 19 80

Affiant

My commission expires: 2-12-83 (Affix Seal) Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 110 Shannon Avenue, Madison, TN 37115
(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, his ..... *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 31st *day of* December 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.*

Ronnie Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE REEDER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 2nd day of December 19 80.

Notary Public

Commission expires 2-12-81

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

**WARRANTY DEED**

FROM
RONNIE REEDER
TO
CARL H. BEAN, JR. D/B/A
MUSIC CITY INVESTMENT ENTERPRISES

G 24256

IDENTIF. REFERENCE

JAN 5 2 58 PM '81

FELIX Z. WILSON II 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

BOOK 5697 PAGE 335

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 |
|---|---|---|---|---|
| | | | 60964.5A- | CO |
| | | | 158.60 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 165.10- |
| | | | 3413401/05/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

324256

IDENTIF. REFERENCE

JAN 5 2 58 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

**No.** 800571