THIS INSTRUMENT PREPARED BY: Thomas W. Schlater
24th Floor, L & C Tower
Nashville, Tennessee 37219

Address New Owner: Send Tax Bills To:

BOOK 5762 PAGE 135

Richard M. Heard — Same — Map No. 132-11

4335 Courtland Drive — Parcel No. 3

Nashville, TN. 37204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRANCES HERTENSTEIN, AUGUST FREDERICK HERTENSTEIN, ROBERT F. BEASLEY, JACK LOWE BEASLEY, E. CARLISLE BEASLEY, JR., and VIRGINIA BEASLEY PAGE (hereinafter called the "Grantors") have bargained and sold, and by these presents do transfer and convey unto RICHARD M. HEARD (hereinafter called "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 4 on the Plan of Southmeade, as of record in Book 1835, Pages 118 and 119.

BEGINNING at a point in the southerly margin of Southmeade Parkway, at the common corner of Lots 4 and 5; thence with the line between said lots, southwardly 280 feet to a point in the line of Lot 3; thence with the line between Lots 3 and 4, eastwardly 208.8 feet to a point in the westerly margin of Courtland Drive; thence with the Margin of said Drive, northwardly 231.2 feet to the beginning of a curve; thence with said curve, northwestwardly 30.4 feet to a point in the southerly margin of Southmeade Parkway; thence with the margin of said Parkway, westwardly 170 feet to the beginning.

BEING the same property conveyed to Frances Hertenstein (unmarried) and Elizabeth Hertenstein (unmarried), as tenants in common, by deed from Hilda S. Earls, a widow, as of record in Book 4047, Page 216, Register's Office for Davidson County, Tennessee.

The said Elizabeth Hertenstein having since died and her one-half undivided interest in said property having passed to August Frederick Hertenstein, Robert F. Beasley, Jack Lowe Beasley, E. Carlisle Beasley, Jr. and Virginia Beasley Page by her will which is of record in Will Book 131, Page 584, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 4335 Courtland Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And we do covenant with the said Grantee 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 except for 1981 property taxes which have been prorated as of date of closing and assumed by the Grantee, and restrictions of record in Book 1788, Page 108; Book 2044, Page 31; and Book 2046, Page 541, Register's Office for Davidson County, Tennessee.

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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of June, 1981.

Frances Hertenstein
FRANCES HERTENSTEIN

August Frederick Hertenstein
AUGUST FREDERICK HERTENSTEIN

Robert F. Beasley
ROBERT F. BEASLEY

Jack Lowe Beasley
JACK LOWE BEASLEY

E. Carlisle Beasley Jr.
E. CARLISLE BEASLEY, JR.

Virginia Beasley Page
VIRGINIA BEASLEY PAGE

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $61,500.00.

Affiant

Subscribed and sworn to before me,

this the 25th day of June, 1981.

Notary Public

My Commission Expires:

July 18, 1982

****

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, FRANCES HERTENSTEIN, 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 25th day of June, 1981.

Notary Public

My Commission Expires:

July 18, 1982

****

STATE OF Ohio)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, AUGUST FREDERICK HERTENSTEIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he ex-

ecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Healthy Ohio this 15th day of June, 1981.

Margaret H. Topie
Notary Public

My Commission Expires:
2-1-1984

MARGARET H. TOPIE
Notary Public, State of Ohio
My Commission Expires Feb. 1, 1984

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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, ROBERT F. BEASLEY, 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 24th day of June, 1981.

Notary Public

My Commission Expires:
July 15, 1982

****

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, JACK LOWE BEASLEY, 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 25th day of June, 1981.

Notary Public

My Commission Expires:
July 15, 1982

****

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, E. CARLISLE BEASLEY, JR., 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 24th day of June, 1981.

Notary Public

My Commission Expires:

July 18, 1982

****

STATE OF FLORIDA)

COUNTY OF BROWARD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, VIRGINIA BEASLEY PAGE, 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 Ft Lauderdale Florida this 10 day of June, 1981.

Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 7, 1984
Bonded Thru Troy Fain Insurance Inc.

IDENTIF. REFERENCE

JUN 26 8 54 AM '81

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TENN.

64810 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5762 PAGE 140 _____

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
			6150 .00- CO	
			105.00 CO TX	
			.50 PRFEE	
			10.00 MISC	
			CHECK	175.40-
3473-06/26/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 1 0 3

IDENTIF. REFERENCE

Jun 26 8 55 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 829499