2696

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BOOK 5996 PAGE 545

IDENTIF. REFERENCE

JAN 24 8 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 83.

Notary Public

MY COMMISSION EXPIRES: 1-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attys., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret W. Richbourg (NAME)	Union Modern Mortgage Corporation (NAME)	129-8
1034 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 3318 (STREET ADDRESS)	64
Nashville, Tn 37205 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	7DZ-36208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMUEL W. BEAZLEY, JR. and wife,

MILDRED L. BEAZLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET W. RICHBOURG

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plna of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mildred L. Beazley by deed from Samuel W. Beazley, Jr. and wife, Midlred L. Beazley, of record in Book 5633, page 831, and by deed from Minnie Stewart, of record in Book 5317, page 624, said Register's Office.

unimproved ( )
This is improved (XXX) property, known as 1034 Percy Warner Blvd., Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 19 day of January, 1983

SAMUEL W. BEAZLEY, JR.

MILDRED L. BEAZLEY

[redacted]

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5996 PAGE 546

Personally appeared before me, THE Undersigned, a Notary Public in and for said County and State, the within named Samuel W. Beazley, Jr. and wife, Mildred L. Beazley

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 day of 19

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and , being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at on this the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Mildred L. Beazley and Samuel W. Beazl

TO

Margaret W. Richbourg

Please record and return to:

Saturn & Mazer, Attys.
20th Fl.-First American Center
Nashville, TN 37238

File Box "7"

SATURN & MAZER, ATTORNEYS
20th Floor, 1st American Center
Nashville, Tennessee - 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5996 PAGE 547

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
			[illegible] CO	
			176.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	183.00-
86[illegible]01/24/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 5 1 7.

IDENTIF. REFERENCE

JAN 24 9 36 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 925200