OFFICIAL RECEIPT

Grantee &
SEND TAX BILLS TO:

Jack L. Beasley
1802 Warfield Dr.
Nashville, TN 37215

MAP 119 Parcel 15

6 D A 29 591

mail
This Instrument was Prepared
CHARLES H. BEATY
Attorney-At-Law
109 Public Square
GALLATIN, TENNESSEE
37066-2882

BOOK 5998 PAGE 930

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, SPRINGFIELD PRODUCTION CREDIT ASSOCIATION, Springfield, Tennessee, a corporation organized and existing under an Act of Congress, has this day bargained and sold and by these presents do hereby transfer and convey unto JACK L. BEASLEY and wife, JOANNE R. BEASLEY, as tenants by the entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 38 of the Plan of Southlake, Section IV, of record in Book 3300, Page 85, Register's Office for said County.
>
> SAID Lot No. 38 fronts 152.9 feet on the easterly side of Mavert Drive and runs back 158.6 feet on the northerly line and 220.32 feet on the southerly line, to a dead line in the rear, measuring 62.2 feet thereon. There are no improvements on this property.
>
> BEING the property conveyed to SPRINGFIELD PRODUCTION CREDIT ASSOCIATION, Springfield, Tennessee, by Trustee's Deed dated 12/23/82 from Charles H. Beaty, Trustee, of record in Deed Book 5981, Page 814, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

AND THE GRANTOR HEREIN COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions

OFFICIAL RECEIPT

and limitations of record, 1983 real estates, and conveyance of same being subject to redemption rights of Internal Revenue Service by virtue of any and all liens held on WILLIAM MAX NICHOLS, a predecessor in title.

AND THE GRANTOR HEREIN FURTHER COVENANTS and binds itself, its successors and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, SPRINGFIELD PRODUCTION CREDIT ASSOCIATION, Springfield, Tennessee, a corporation organized and existing under an Act of Congress, has caused its name to be written this the 24th day of January, 1983.

SPRINGFIELD PRODUCTION CREDIT ASSOCIATION

BY: Charles H. Kemp
CHARLES H. KEMP, PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES H. KEMP, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the PRESIDENT of the SPRINGFIELD PRODUCTION CREDIT ASSOCIATION, Springfield, Tennessee, a corporation organized and existing under an Act of Congress, and that such instrument was signed by him as such PRESIDENT in behalf of said corporation, by authority of its Board of Directors, and said PRESIDENT acknowledged said instrument to be his free act and deed as such PRESIDENT and the free and corporate act and deed of the SPRINGFIELD PRODUCTION CREDIT ASSOCIATION.

FELIX DAVIDSON REGISTER SUMNER COUNTY, TN
JAN 28 9 14 AM '83
IDENTIFICATION REFERENCE
H 2 8 3 8 4

WITNESS my hand and official seal at Gallatin, Tennessee, this the 24th day of January, 1983.

Charles H. Beaty
NOTARY PUBLIC

My Commission Expires: 1/27/84.

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 25,000.00.

Charles H. Beaty, Agent
AFFIANT

SUBSCRIBED and sworn to before me this the 27th day of January, 1983.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/2/83.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			26000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 NDEED	
			CHECK 71.50-	
			3937A01/20/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 8 3 8 4

IDENTIF. REFERENCE

JAN 20 8 16 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 926211