LIMITED WARRANTY DEED

This Instrument Prepared By:
David T. Axford
P. O. Box 2704, Uptown Station
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Alphonso Beene, Sr., et ux	Noel-Palmer Mortgage Co.	59-09-107
(NAME) 4014 Boyd Drive	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37218	(STREET ADDRESS) Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of One and no/100---------- Bk 6218
----------($1.00)---------- Dollars,

cash in hand paid by Alphonso Beene, Sr., and wife, Adriana P. Beene, and other good and valuable consideration, including the assumption by Grantees of an indebtedness to Noel-Palmer Mortgage Co., Inc., secured by a Deed of Trust to J. G. Palmer, Trustee, of record in Book 4416, page 844, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged,

Third National Bank in Nashville

have this day bargained and sold, and do hereby transfer and convey unto the said Alphonso Beene, Sr., and wife, Adriana P. Beene, the Grantees herein,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Haynes Estates, Section III, as of record in Book 4175, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 80 feet on the easterly side of Boyd Drive and runs back between lines 154.24 feet on the northerly line and 159.09 feet on the southerly line to a line in the rear measuring 67.03 feet thereon.

Being the same property conveyed to Third National Bank in Nashville, by deed from James Wm. Hofstetter, Jr., Successor Trustee, of record in Book 6195, page 33, Register's Office for Davidson County, Tennessee.

The warranties of Grantor contained herein are specifically limited to the period druing which Grantor has owned the property, and this convevance is made subject to all unpaid taxes, if any, which may be of record, restrictive covenants, easements, and any and all prior mortgages of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 20th day of January, 19 84.

Affiant Alphonso Beene

My commission expires: 7/22/87 (Affix Seal)

Notary Public Angela M. Cheatham

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 4014 Boyd Drive, Nashville, Tennessee 37218
(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 Grantees,

their (successors),

heirs and assigns forever Grantor covenant S that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as hereinabove described.

Grantor further covenant S and bind S itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Alphonso Beene, Sr., and wife, Adriana P. Beene, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand this 20th day of January, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Third National Bank in Nashville

By: Earl Rosser Vice President
Earl Rosser, Vice-President

By: .....

01/23 86.06- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *a Notary Public in and*
for said County and State, ...

.....

.....

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

Witness my hand and official seal at ..... *Tennessee,*
this ..... *day of* ....., *19* ..

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... the undersigned authority ....., *a Notary Public of the State and County aforesaid, personally appeared* Earl Rosser *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* Vice President ..... *of the* Third National Bank in Nashville ..... *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him*self as* such Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee
this 20th *day of* January *19* 84

Angela M. Clark
Notary Public

Commission expires July 22, 1987

H 9 9 1 5 0

IDENTIF. REFERENCE

JAN 23 9 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ANGELA M. CLARK NOTARY PUBLIC LARGE STATE OF TENNESSEE

LIMITED
WARRANTY DEED

FROM

Third National Bank in Nashville

TO

Alphonso Beene, Sr., and wife,
Adriana P. Beene

FILE TITLE INSURANCE COMPANY

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631

NASHVILLE, TENNESSEE 37238

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

30578.92- CAMT.
79.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 86.06-
811OA01/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 1 5 0

IDENTIF. REFERENCE

JAN 23 9 59 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 8480