This Instrument Prepared By:
THRAILKILL & GOODMAN, P.C.
20th Floor
First American Center
Nashville, Tennessee 37238

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
James E. Beene, Sr., et ux 118 Hardaway Drive Goodlettsville, TN 37072	Dobson & Johnson, Inc. Suite 1800 One Commerce Place Nashville, TN 37239	Map 33-8 Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jesse R. Moore, Bill C. Lawhon, and Billy J. Trawick, as Trustees for the Madison Church of God of Prophecy, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Beene, Sr., and wife, Thelma Jane Beene, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Gatewood Subdivision, Section 1, as of record in Book 3300, pages 47-52, Register's Office for said County.
>
> Beginning at a point in the southerly margin of Goldie Drive at the corner of Lots 58 and 102; thence with the line between said lots, southerly 96.5 feet to a point; thence westerly 164.5 feet to a point in the easterly margin of Hardaway Drive; thence with the margin of the same, northerly 73.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.7 feet to a point in the southerly margin of Goldie Drive; thence with the margin of the same, easterly 142.1 feet to the point of beginning.
>
> Being the same property conveyed to Jesse R. Moore, Bill C. Lawhon, and Billy J. Trawick as Trustees for the Madison Church of God of Prophecy, by deed from Leon Pennington and wife, Mary J. Pennington, of record in Book 4896, page 817, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1984 real property taxes (which the Grantee agrees to pay) and except for a certain deed of trust executed by Leon Pennington and wife, Mary J. Pennington, to Albert Wm. Johnson, Trustee, dated December 21, 1972, and recorded in Book 4666, page 846, Register's Office for Davidson County, Tennessee, which Grantee expressly assumes by accepting the delivery of this deed; and the Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said

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real property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of January, 1984.

MADISON CHURCH OF GOD OF PROPHECY

By: Jesse R. Moore
Jesse R. Moore, Trustee

By: Bill C. Lawhon
Bill C. Lawhon, Trustee

By: Billy J. Trawick
Billy J. Trawick, Trustee

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IDENTIF. REFERENCE

JAN 30 2 55 PM '84

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, LISA R. DEVORE, a Notary Public of the State and County aforesaid, personally appeared Jesse R. Moore, Bill C. Lawhon, and Billy J. Trawick, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all the Trustees of the Madison Church of God of Prophecy, the within-named bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Madison Church of God of Prophecy by themselves as such Trustees.

WITNESS my hand and seal at office in NASHVILLE, Tennessee, this 27th day of January, 1984.

Lisa R. DeVore
Notary Public

My Commission Expires:
May 27, 1986 LRD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or fair market value, whichever is greater, is $41,316.36.

Bill C. Lawhon
Affiant

Sworn to and subscribed before me this 27th day of January, 1984.

Lisa R. DeVore
Notary Public

My Commission Expires:
May 27, 1986

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

BOOK 6222 PAGE 974

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

413,636- CAMT.
107.38 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 113.88-
9790A01/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15050

JAN 30 2 55 PM '84

No. 10106