#03061

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6238 PAGE 853

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold R. Beaver & Patricia L. Beaver	New Owner	116-9
(NAME)	(NAME)	
5944 Sedberry Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		15
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ALLEN W. BUCK and wife LINDA C. BUCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD R. BEAVER and wife PATRICIA L. BEAVER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 311 on the Plan of Hillwood Estates, Section 12, as of record in Plat Book 2663, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Allen W. Buck and wife, Linda C. Buck by deed from Martha O. Binkley of record in Book 5763, page 206, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 2903, page 375; and (3) All matters appearing on the Plan of record in Plat Book 2663, page 109, said Register's Office.

10564 3.

IDENTIF. REFERENCE

FEB 29 10 47 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 5944 Sedberry Road , Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 19 84

Allen W. Buck by Mary Sue Dietrich — ALLEN W. BUCK

Linda C. Buck by Mary Sue Dietrich — LINDA C. BUCK

Mary Sue Dietrich, attorney-in-fact for the said Allen W. Buck and wife, Linda C. Buck, by Power of Attorney recorded simultaneously herewith.

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN W. BUCK and wife LINDA C. BUCK

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 27th day of February, 19 84.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 1984, before me personally appeared Mary Sue Dietrich, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Allen W. Buck and wife, Linda C. Buck, and acknowledged that she executed the same as the free act and deed of the said Allen W. Buck and wife, Linda C. Buck.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of February, 1984.

My commission expires:
1/20/85

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Harold R. Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1984

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

5314 02/29 708.50- CHECK

WARRANTY DEED

FROM

ALLEN W. BUCK

LINDA C. BUCK

TO

HAROLD R. BEAVER

PATRICIA L. BEAVER

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

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

270000.00- CAMT.
702.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 702.50-
6314A02/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

056 43.

IDENTIF. REFERENCE

FEB 29 10 47 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16425