File 34

Address New Owner as follow:	Send tax bills to:	Map & Parcel
James A. Beaty, etux 621 Highland View Ct. Nashville, TN	Engel Mortgage Co. P. O. Box 847 Birmingham, AL 35201	Map 75-11 Parcel 006 4D-24529

WARRANTY DEED

BOOK 6275 PAGE 433

FOR AND IN CONSIDERATION 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, Harold L. Nichols and wife, Suzanne H. Nichols, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said James A. Beaty and wife, Anita W. Beaty, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 425 on the Plan of Highlands of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, said Register's Office.

Said Lot No. 425 fronts 80 feet on the easterly margin of Highland View Court and extends back 122.63 feet on the northerly line and 137.14 feet on the southerly line to a dead line in the rear measuring 81.34 feet thereon.

BEING the same property conveyed to Harold L. Nichols and wife, Suzanne H. Nichols by deed from Robert Harlan Meyer and Linda E. Meyer of record in Book 5716, Page 895, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a deed of trust of record in Book 5433, Page 51, and re-recorded in Book 5450, Page 395, said Register's Office, Restrictive Covenants of record in Book 4793, Page 157, made applicable in Book 4880, Page 375, said Register's Office, the Plan of record in Book 4675, Page 93, said Register's Office and to all applicable local government planning, building and zoning regulations.

This property is made subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 621 Highland View Ct., Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James A. Beaty and wife, Anita W. Beaty, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

373 04/23 211.90- CHECK 11693

IDENTIF. REFERENCE

APR 23 8 20 AM '04

REGISTER
DAVIDSON CO. TN

WITNESS our hands on this the 18th day of April, 1984.

Harold L. Nichols

Harold L. Nichols

Suzanne H. Nichols

Suzanne H. Nichols

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold L. Nichols and wife, Suzanne H. Nichols, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of April, 1984.

Linda Wouden

NOTARY PUBLIC

My commission expires: 10/21/84 .

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00. JLB

($79,000.00)

James P. Berg

Affiant

Subscribed and sworn to before me this the 18th day of April, 1984.

Linda Wouden

NOTARY PUBLIC

My commission expires: 10/21/84 .

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6275 PAGE 435

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
			79[illegible] CONT.	
			825.40 STAX	
			.50 PRFEE	
			6.00 [illegible]	
			[illegible]	831.90-
			0373A04/23/84 CHG	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 30073