Mail

Send Tax Statements To:
RONALD M. GRIFFITH
5408 BRADFORD DR.
NASHVILLE TN 37220

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064
Bad 208
Map Parcel
6D 161-05, 025

WARRANTY DEED

BOOK 6362 PAGE 556

FOR AND IN CONSIDERATION of the sum of Eighty-Eight Thousand ($88,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, RONALD M. GRIFFITH and wife, HELEN M. GRIFFITH, the receipt and sufficiency of which is hereby acknowledged, we, ROGER H. BECKHAM and wife, JOANNE L. BECKHAM, have bargained and sold, and by these presents do transfer and convey, unto the said Grantees, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hillview Estates, as of record in Book 3600, page 89, in the Register's Office, Davidson County, Tennessee. Said Lot No. 56 fronts 111.0 feet on the easterly margin of Bradfield Drive, and extends back 237.0 feet on the northerly line and 226.0 feet on the southerly line to a line in the rear measuring 111.45 feet thereon.
>
> Being the same property conveyed ro Roger H. Beckham and wife, Joanne L. Beckham by Deed of Kenneth Wayne Kelso and wife, Emily B. Kelso, as of record in Book 4624, page 115, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND we do covenant with the Grantees that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

RUSH

AUG 20 8 05 AM '84

IDENTIFICATION REFERENCE

43883

08/20 --3.30-- CHECK

323

1) Subject to 1984 taxes which have been prorated and will be paid by the Grantee when due.

2) Subject to a ten foot public utilities and drainage easement; 40 foot building setback line from Bradfield Drive and Conditions of Owner's Certificate, as shown on plan of record in Book 3600, page 89, said Register's Office.

3) Subject to Restrictive Covenants of record in Book 3836, page 719, said Register's Office, which are covenants running with the land.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 16 day of August, 1984.

Roger H Beckham
ROGER H. BECKHAM

Joanne L. Beckham
JOANNE L. BECKHAM

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROGER H. BECKHAM and wife, JOANNE L. BECKHAM, the Bargainors, with whom I am personally acquainted and whose identity was 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 at Franklin, Tennessee, this 16 day of August, 1984.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:

11-17-86

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $88,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

Patricia A. McDade
AFFIANT

Sworn to and subscribed before me this 17 day of August, 1984.

Martha Ann Beasley
NOTARY PUBLIC

My Commission Expires:

11-17-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6362 PAGE 559

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

88000.00- CAMT.
220.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 235.50-
3223A08/20/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 20 8 05 AM '84

DAVIDSON COUNTY, TN

No.0061967