File Box 9

FORM NO. WD-1

BOOK 6470 PAGE 176

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

Donald R. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 85.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donald R. Beasley etux (NAME)	Union Planters National Bank (NAME)	Map 147-1
606 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3137 (STREET ADDRESS)	Parcel 197
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38103 (CITY) (STATE) (ZIP)	FB# 6DU 18400

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, WE, Harry L. Banniza, Sr. and wife, Margaret L. Banniza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Beasley and wife, Regina L. Beasley

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 267 on the plan of Section Two, Caldwell Hall, of record in Book 2900, page 96, Register's Office for said County.

SAID Lot No. 267 fronts 80.00 feet on the northerly margin of Harding Place and extends back 180.5 feet on the easterly line and 178.7 feet on the westerly line to a dead line in the rear, measuring 79.9 feet thereon.

BEING the same property conveyed to Harry L. Banniza, Sr. by deed from Joe H. Spears and wife, Betty Neel Spears of record in Book 4638, page 395, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) restrictive covenants of record in Book 3097, page 407, Register's Office for said County; and (c) matters set forth on said plan.

Margaret L. Banniza joins in this conveyance solely for the purpose of conveying any marital interest he may have in subject property.

1:54:14 IDENTIF. REFERENCE JAN 9 3 00 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

CHECK This is unimproved ( ) improved (X) property, known as 606 Harding Place (House Number) (Street) Nashville, TN. (P. O. Address) 37211 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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. 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.

Witness our hand s this 4th day of January, 19 85

Harry L. Banniza, Sr.

Margaret L. Banniza

.01408.154.44-

1945

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dainna S. Russom, a Notary Public in and for said County and State, the within named Harry L. Banniza, Sr. and wife, Margaret L. Banniza

the bargainors, 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 4th day of January 19 85.

Commission expires 7-17-88

Dianna S. Russom
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Harry L. Banniza, Sr. and wife, Margaret L. Banniza

TO

Donald R. Beasley and wife, Regina L. Beasley

PREPARED BY:

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

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

BOOK 6470 PAGE 178

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

56900.CO- CAMT.
147.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.44-
1945AD1/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:7.5.4: 1: 4:

IDENTIF. REFERENCE

JAN 8 3 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99612