8415

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IDENTIF. REFERENCE

FEB 0 8 40 AM '85

FELIX A. JOHNSON, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

James Cooper Wood, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 19 85

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: 7/28/85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 6483 PAGE 306

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS STATE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Cooper Wood, Jr., et al (NAME)	S A M E (NAME)	MAP 161-4
301 April Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #48
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	SDU 40481

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~~ I, Janet K. Beaty, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Cooper Wood and wife, Marjorie W. Wood and James Cooper Wood, Jr. as joint tenants with the right of survivorship

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 Number 32 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot Number 32 begins at a point in the south margin of April Lane, being the common corner of Lots Numbers 32 and 33; and extends south 115.0 feet along the common line of Lots Numbers 32 and 33, to a concrete monument which marks the common corners of Lots Numbers 31, 32 and 33; thence 125.0 feet east to a point in the west margin of Raywood Lane, the common corner of Lots Numbers 31 and 32; thence north 90.0 feet along the west margin of Raywood Lane to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the left 39.27 feet around said curve to a concrete monument in the south margin of April Lane; thence 100.0 feet to the beginning.

Being the same property conveyed to Virgil G. Beaty, Jr. and wife, Janet K. Beaty by Warranty Deed from Charles Roger Dornan and wife, Betty Dornan, as of record in Book 4652, page 504, Register's Office for Davidson County, Tennessee. The said Virgil G. Beaty, Jr., having since died.

This is (unimproved ( ) improved (X)) property, known as 301 April Lane (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (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 my hand this 21st day of January, 19 85

Janet K. Beaty
Janet K. Beaty

9655

STATE OF TENNESSEE
Davidson County

BOOK 6489 PAGE 307

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet K. Beaty

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 19 85.

Commission expires 7/28/85

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

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

46500.00- CAMT.
120.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 127.40-
9655A02/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1817.74

IDENTIF. REFERENCE

FEB 8 8 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107090