mail

This Instrument Prepared By:
COSNER & WALDSCHMIDT
20th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6519 PAGE 634

Address of New Owner:	Send Tax Bills to:	Map Parcel Numbers
Thomas W. Beasley 1407 Lebanon Road Nashville, TN 37210	Same	Map 94 Parcel 59 Field Book Number 03DZ00820

For and in consideration of the sum of Seventy-five Thousand Dollars ($75,000), cash in hand paid, receipt of which is hereby acknowledged, I, TOMMY TODD, TRUSTEE, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS W. BEASLEY, the Grantee herein, his successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the center line of the Lebanon Pike, Hooberry's formerly Omohundro's northeast corner and the southeast corner of a 3.37 acre tract; thence with the center line of said Pike north 6 1/2° east 150 feet to a point; Benedict's formerly Mrs. Clara B. Owsley's southeast corner; thence Benedict's line north 86 1/2° west 290 1/2 feet to a stake, his corner; thence with his line, south 6 1/2° west 150 feet to a stake in Hooberry's north line; thence with Hooberry's north line south 86 1/2° east 290 1/2° feet to the beginning, and containing one acre.

Being the same property conveyed to Tommy Todd, Trustee, by deed from William D. Castleman, Trustee, of record in Book 5663, page 866, in said Register's Office.

Included in the above described property, but specifically excluded therefrom is a small tract of land containing 175 square feet which was conveyed to the State of Tennessee for Highway purposes by Sara Perkins, as of record in Book 2704, page 315, said Register's Office.

Included in the above described property, but specifically excluded therefrom is the following parcel of land conveyed to the State of Tennessee for the highway purposes.

Beginning at a point in the south boundary of the Burton M. Peeler, Jr., property, said point being along the said south boundary North 85° 55 minutes west 158 feet more or less from the west margin of Lebanon Road, thence along a curve left being at all points, 42 feet right of the proposed center of Lebanon Road westwardly 125 feet more or less to a point in the Peeler east boundary, thence along the Peeler boundaries the following calls: North 7° 10 minutes East 67 feet more of less to a point, South 85° 55 minutes East 101 feet more or less to the point of beginning and containing 4,128 square feet.

This is improved property, known as 1732 Lebabon Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his successors, heirs, and assigns forever I convenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs, and assigns, against the lawful claims of all persons.

03/27 201.50 CHECK

2463

Whenever 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 27th day of March, 1985.

Tommy Todd, Trustee
TOMMY TODD, TRUSTEE

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STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Heath, a Notary Public in and for said County and State, TOMMY TODD, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1985.

Margaret Heath
Notary Public

Commission Expires: 10/19/86

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.

Tommy Todd, Trustee
TOMMY TODD, TRUSTEE

Sworn to and subscribed to before me, this the 27th day of March, 1985.

Margaret Heath
Notary Public

My Commission Expires: 10/19/86

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IDENTIF. REFERENCE

MAR 27 9 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6519 PAGE 636

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			75000.00- CAMT.	
			195.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.50-
			2463A03/27/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 27 9 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119546