THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ann S. Penuel & Julie E. Freeman<br>4616 Granny White Pike<br>Nashville, TN 37220 | Dominion Bancshares Mortg. Corp.<br>9900 Main Street, Suite 200<br>Fairfax, VA 22031 | MAP 131-15<br>PARCEL 89<br>16DA 37925 |

**WARRANTY DEED** BOOK 6523 PAGE 545

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dan W. Beasley and wife, Deborah H. Beasley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann S. Penuel and Julie E. Freeman hereinafter called the Grantee, Grantee's 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 the northerly portion of Lot No. 1 on the plan of Resubdivision of Lot No. 3, J. T. Jenkins Home Tract of record in Book 5190, page 697, and being Lot No. 1"A" as amended on the plan of Zone Lot Division of Lot No. 1 of the Resubdivision of Lot No. 3 of J. T. Jenkins Home Tract of record in Book 6250, page 172, all in said Register's Office.

SAID Lot No. 1"A" fronts 149.86 feet on the easterly margin of Granny White Pike and extends back 140.42 feet on the northerly line and 160.29 feet on the southerly line to a dead line in the rear, measuring 163.10 feet thereon.

BEING the same property conveyed to Dan W. Beasley and wife, Deborah H. Beasley by deed from Gardner and Perryman, a joint venture, of record in Book 6430, page 134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Dan W. Beasley and Deborah H. Beasley by Ria Grasman as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (~~un~~)improved property, known as 4616 Granny White Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of March, 1985.

Dan W. Beasley
BY: Ria Grasman, Attorney in Fact

Deborah H. Beasley
BY: Ria Grasman, Attorney in Fact

CHICAGO TITLE INSURANCE COMPANY 3373

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____



Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of March, 1985.

My Commission Expires: Nov 1, 1987

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ria Grasman, 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 on behalf of Dan W. Beasley and Deborah H. Beasley as their Attorney in Fact as the free act and deed of the within named Dan W. Beasley and Deborah H. Beasley.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of March, 1985.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

**WARRANTY DEED**

from:

DAN W. BEASLEY AND WIFE,
DEBORAH H. BEASLEY

to:

ANN S. PENUEL AND JULIE E.
FREEMAN

RETURN TO: BOX 8 jcb
**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23363

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Ria Grasman

Sworn to and subscribed before me this 29th day of March, 19 85.

Notary Public

My Commission Expires: Nov 1, 1987

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

FELIX Z. WILSON II, REGISTER DAVIDSON COUNTY, TN

APR 1 11 33 AM '85

IDENTIF. REFERENCE

I-9 3 2 4 7

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

RECEIVED OF _____ BOOK 6523 PAGE 548

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 |
|---|---|---|---|---|

175000.00- CAMT.
455.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 464.50-
3873A04/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 2 4 7

IDENTIF. REFERENCE

APR 1 11 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120926