FILE IN BOX #4

FORM NO. WD-1

#85-4-39

BOOK 6539 PAGE 277

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Rita A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, One Church St. Bldg., Suite 500, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita A. Smith (NAME)	Eagle Mortgage and Investment Company (NAME)	69-4-92
3801 West Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	13DA-51655
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	

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, Herman Beasley and Thurmond Beasley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita A. Smith, Unmarried

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:

A tract of Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 8 on the Plan of Fairview Subdivision, of record in Book 974, page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson Engineers, dated January 23, 1964, as follows:

Beginning at a point in the southerly margin of West Hamilton Road, which point is located 1237.7 feet west, as measured along the southerly margin of West Hamilton Road, from the intersection of the southerly margin of West Hamilton Road with the westerly margin of Clarksville Highway, which point of intersection is also the northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, said Register's Office; thence south 4 degrees 58' west 200 feet to a point; thence north 85 degrees 2' west 100 feet to a point; thence north 4 degrees 58' east 200 feet to a point in the southerly margin of West Hamilton Road; thence with the margin of the same, south 85 degrees 2' east 100 feet to the point of beginning.

Being the same property conveyed to Herman Beasley, unmarried, and brother, Thurmand Beasley, by deed from Olist T. Roberts and Tommie B. Tolliver, both unmarried, of record in Book 5417, page 553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public

This is ( ) unimproved (XX) improved property, known as 3801 West Hamilton Road, Nashville, Tennessee 37218
(House Number) (Street) (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 our hand S this 19th day of April, 19 85

Herman Beasley

THURMAND BEASLEY
BY: HERMAN BEASLEY, Attorney-In-Fact

BOOK 6539 PAGE 278

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named HERMAN BEASLEY, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires_____

FELIX A. HILLSMAN, REGISTER
DAVIDSON COUNTY, TN
APR 23 11 57 AM 1985
1 0 8 7 4 3

IDENTIFICATION REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED

FROM
Herman Beasley

TO
Thurmond Beasley
Rita A. Smith

utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Thurmond Beasley pursuant to a "Power of Attorney" executed by him on the 9th day of April, 1985, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

On this 19th day of April, 1985, before me personally appeared HERMAN BEASLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THURMOND BEASLEY, and acknowledged that he executed the same as the free act and deed of the said THURMOND BEASLEY.

My Commission Expires: 2/19/88

Notary Public

04/23 149.50- CHECK

564

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6539 PAGE 279

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
0664A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1987 4 3

T
IDENTIF. REFERENCE

APR 23 11 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127533