3941

File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

BOOK 6589 PAGE 872

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EVERETT L. BEASLEY (NAME)	New Owner (NAME)	Map 131-14
5100 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 92
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 16DA-37495

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, RAYMOND RIGGAN CROWE, JR. , devisee under the last will and testament of Lola Osborne Crowe, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERETT L. BEASLEY and wife, DOROTHY G. BEASLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 306 on the Plan of Seven Hills, Section 6, as of record in Plat Book 2900, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lola Osborne Crowe by deed from Haury & Smith Contractors, Inc. of record in Book 3614, page 550, said Register's Office. The said Lola Osborne Crowe having since died and having devised said property to Raymond Riggan, one and the same as Raymond Riggan Crowe, Jr., by Will of record in Book 150, page 560, Probate Court for said County.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictons of record in Book 3104, page 477; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 107, said Register's Office.

The said Raymond Riggan Crowe, Jr. and Raymond Riggan being one and the same person.

Subject property is not the residence of Grantor.

J. 1. 5. 4. 4. 4.

T IDENTIF. REFERENCE

JUN 24 1 34 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1405 Hildreth Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of June, 19 85

Raymond Riggan Crowe Jr.
RAYMOND RIGGAN CROWE, JR.

BOOK 6589 PAGE 873

STATE OF ~~TENNESSEE~~/ IOWA

COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAYMOND RIGGAN CROWE, JR.

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 Iowa City, Iowa this 14 day of June, 19 85.

My commission expires 9-1-85 Notary Public Dennis J. Beezley

STATE OF TENNESSEE

COUNTY OF ____

Before me, the undersigned, a Notary Public 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 ____ of the ____, the within named bargainor, a corporation, and that as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

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

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

X Everett L. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 19 85

MY COMMISSION EXPIRES: 1/16/84 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RAYMOND RIGGAN CROWE, JR., devisee under the last will and testament of Lola Osborne Crowe, deceased

TO

EVERETT L. BEASLEY and wife, DOROTHY G. BEASLEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6589 PAGE 874

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

122500.00- CAPT.
318.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 325.00-
1242A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1: 5. 4: 4. 4.

IDENTIF. REFERENCE

JUN 24 1 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147606