Box 8 jb

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

ADDRESS NEW OWNER:
R. Stephen Waterman
5828 Beauregard Drive
Nashville, TN 37215

SEND TAX BILLS TO:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
MAP 145-9
PARCEL 73
FH-20746

BOOK 6668 PAGE 256

WARRANTY DEED

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, John M. Beach and wife, Ulana C. Beach hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. Stephen Waterman 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 Lot No. 30 on the plan of Tyne Valley Estates, Section 11, of record in Book 3842, page 184, Register's Office for said County.

SAID Lot No. 30 fronts 183.00 feet on the northwesterly margin of Beauregard Drive and extends back 372.2 feet on the northeasterly line and 447.9 feet on the southwesterly line to a dead line in the rear, measuring 209.50 feet thereon.

Together with a Driveway Easement for ingress and egress as provided in an agreement of record in Book 4514, page 712, said Register's Office.

BEING the same property conveyed to John M. Beach and wife, Ulana C. Beach by deed from Dr. Robert C. Boerth and wife, Margaret G. Boerth, of record in Book 5803, page 587, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3574, page 303 and made applicable to Section 11 by instrument of record in Book 4225, page 185, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 5828 Beauregard Drive, Nashville, TN 37215.

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 27th day of September, 19 85.

Ulana C. Beach
Ulana C. Beach

John M. Beach

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of September, 19 85, before me personally appeared John M. (illegible) Beach and wife, Ulana C. Beach, 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 their free act and deed.

My Commission Expires: 11-1-87

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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 237,250.00.

R. Stephen Waterman
Affiant

Subscribed and sworn to before me, this the 27th day of September, 19 85.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John M. Beach and wife, Ulana C. Beach

to:
R. Stephen Waterman

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SEP 30 | 50 PM '85

IDENTIFI REFERENCE

40302

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24131

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6668 PAGE 258

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
			237250.00-	CAMT.
			616.72	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	623.22-
			1664A09/30/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40302

IDENTIFICATION REFERENCE

SEP 30 1 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177255

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