FORM NO. WD-1

BOOK 6765 PAGE 126

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Kenneth R. Beaubouef
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 4.15.87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan Saturn, Atty., 212 3RD Avenue North, Nashville, Tennessee 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Beaubouef (NAME)	BRADLEY MORTGAGE CO., INC. (NAME)	74-12-64
3912 Plantation Dr. (STREET ADDRESS OR ROUTE NUMBER)	703 Providence Blvd. (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Clarksville, Tn 37040 (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, Edward L. Maxwell and wife, Martha Jane Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Beaubouef and wife, Faye M Beaubouef

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:

Land in Davidson County, Tennessee, being Lot No. 570 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 142 in the Register's Office for said County; to which plat reference is hereby made for a more complete and accurate legal description.

This is the same property conveyed to Edward L. Maxwell and wife, Martha Jane Maxwell by deed of record in Official Record Book 4516, Page 532, in the said Registers Office.

This conveyance is subject to any and all existing restrictions and easements of record.

6 9 8 0 3

IDENTIFICATION REFERENCE

JAN 17 2 28 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved ( )~~ improved ( ) property, known as 3912 Plantation Dr. Hermitage, TN 37076
(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 ~~their~~ hand s this 3rd day of January, 19 86

Edward L. Maxwell

Martha Jane Maxwell

STATE OF TENNESSEE
~~Davidson County~~
Montgomery

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Maxwell and wife, Martha Jane Maxwell

the bargainors, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~, Tennessee, this 3rd day of January, 19 86.

Commission expires 4-14-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Edward L. Maxwell and wife, Martha~~ Jane Maxwell

TO

~~Kenneth R. Beaubouef and wife,~~ Faye M Beaubouef

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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

RECEIVED OF _____

FOR _____

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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

64000.00- CAMT.
166.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 172.90-
7034A01/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 8 0 3

IDENTIFICATION REFERENCE

JAN 17 2 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211764