FORM NO. WD-1

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BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

James K. Fewell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1986.

Notary Public

MY COMMISSION EXPIRES 7-17-88

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James K. Fewell et ux (NAME) | Citizens & Southern Mortgage Company (NAME) | 12W07565 |
| 5925 Carl Place (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656, (STREET ADDRESS) | 091-06-0-140.00 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Tucker, Georgia 30085-0656 (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, Joel O. Beasley and wife, Jean D. Beasely

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Fewell and wife, Sandra L. Fewell

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. 53 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Couch Drive at the corner of Lots 53 and 55; thence with the line between said lots, southwesterly 85 feet to a point, a corner of Lot 54; thence with the line between Lots 53 and 54, northwesterly 102.3 feet to the easterly margin of Carl Place; thence with the margin of the same, northeasterly 59.95 feet to the beginning of a curve; thence around said curve, northeasterly 39.31 feet to the margin of Couch Drive; thence with the margin of the same, southeasterly 77.4 feet to the point of beginning.

Being the same property conveyed to Joel O. Beasley and wife, Dorothy H. Beasley by deed from Melbat Homes, Inc. of record in Book 2449, page 479 said Register's Office; Dorothy H. Beasley having since died.

This conveyance is made subject to restrictive covenants of record in Book 2437, page 59 said Register's Office and to the matters set forth in the above referenced plan of record.

Jean D. Beasley, wife of Joel O. Beasley, joins in this conveyance for the purpose of conveying any interest she may have in subject property by reason of her marital rights.

unimproved ( )
This is improved (X) property, known as 5925 Carl Place (House Number) (Street) Nashville, TN 37209 (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 7th day of February, 19 86

Joel O. Beasley

Jean D. Beasley

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public of said county, Joel O. Beasley and wife, Jean D. Beasley

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 7th day of February, 19 86

NOTARY PUBLIC

My commission expires:

7-17-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

# WARRANTY DEED

FROM

Joel O. Beasley and wife,

Jean D. Beasley

TO

James K. Fewell and wife,

Sandra L. Fewell

FEB 11 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.5 4 4 3

IDENTIFICATION REFERENCE

**PATRICIA SPICER CARDEN**
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

**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 |
|---|---|---|---|---|

440[illegible].00- CKNT
114.40 CSTAX
.60 PRFEE
6.00 MDEED
CHECK 120.90-
3BB3A02/11Y86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 4 4 3

IDENTIFICATION REFERENCE

FEB 11 2 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218452