file 23

Address New Owner:	Send Tax Bills to:	Map/Parcel
Ronald Wayne Beatty etux 166 Townes Dr. Nashville, TN 37211	Same	Map 162-6 Par 277 5DU-55482

WARRANTY DEED

BOOK 6836 PAGE 217

FOR AND IN CONSIDERATION 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, RONALD WAYNE BEATTY and wife, TINA A. BEATTY, and DEBORAH B. BEATTY SCRUGGS and husband, CLYDE L. SCRUGGS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said RONALD WAYNE BEATTY and wife, TINA A. BEATTY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Valley Green Subdivision, Section I, as of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 being a corner lot fronts 52.78 feet on the easterly side of Townes Drive and 108 feet on the northerly side of Ocala Drive and 39.27 feet on the curving corner of said intersection and runs back between converging side lines 133 feet on the northerly side and 77.38 feet on the easterly side to a point at the rear.

Being the same property conveyed to Ronald W. Beatty and wife, Deborah B. Beatty, by deed from Albert V. Vallier and wife, Karen Vallier, of record in Book 5290, Page 343, Register's Office for Davidson County, Tennessee.

It is the desire and intention of Ronald Wayne Beatty and Deborah B. Beatty Scruggs to not be further bound by the last sentence in Figure No. 3 of their Property Settlement and Custody Agreement, Final Divorce Decree being in the 3rd Circuit Court of Davidson County, Tennessee, No. 82D-519, which sentence reads as follows:
"It is the intention of the parties that the survivor of the two or their children ultimately receive the entire real property and each agrees to execute a Will leaving the above described property to each other or to their children if there be no survivors."

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5290, Page 345, said Regiter's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by Ronald Wayne Beatty.

This is improved property known as 166 Townes, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said RONALD WAYNE BEATTY and wife, TINA A. BEATTY, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is

unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this the 16TH day of April, 1986.

Ronald Wayne Beatty
RONALD WAYNE BEATTY

Tina A. Beatty
TINA A. BEATTY

Clyde L. Scruggs
CLYDE L. SCRUGGS

Deborah B. Beatty Scruggs
DEBORAH B. BEATTY SCRUGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 19,750.00.

Ronald W. Beatty
AFFIANT

Subscribed and sworn to before me on this the 16TH day of April, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Wayne Beatty and wife, Tina A. Beatty, and Deborah B. Beatty Scruggs, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16TH day of April, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Clyde L. Scruggs, 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 Brentwood, Tennessee, this 16th day of April, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.



This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

93982

IDENTIFICATION REFERENCE

APR 23 10 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6836 PAGE 220

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
			197560.00- CAMT.	
	VD		197560.00 CAMT.	
			19750.00- CAMT.	
			51.22 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	60.72-
			6023A04/23/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

939822 IDENTIFICATION REFERENCE

APR 23 10 29 AM '86 FELIX Z. WILSON REGISTER DAVIDSON CO., TN.

No. 240042