This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM JAMES OFER, et ux (NAME) | MORTGAGE TRUST COMPANY (NAME) | 142-11 |
| 7216 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road (STREET ADDRESS) | 147 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | 9D 25265 |

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, GUY O. BEALE and wife, SUSAN W. BEALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM JAMES OFER and wife, PAMELA OFER

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:

Being Lot No. 1 on the Plan of Valley West, Section 6, of record in Book 5050, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Guy O. Beale and wife, Susan W. Beale, by deed from Kraft, Inc., a Delaware corporation, of record in Book 5788, page 883, Register's OFfice for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 17579

JUL 7 9 12 AM '86
FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved
This is improved (X) property, known as 7216 Birch Bark Drive, Nashville, Tennessee 37221
(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 our hand s this 30th day of June, 19 86

GUY O. BEALE

SUSAN W. BEALE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy O. Beale and Susan W. Beale

the bargainor S, 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 Goodlettsville, Tennessee, this 30th day of June, 19 86.

Commission Expires October 19, 1986

Notary Public

STATE OF _____

_____ 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 purpose 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 _____, Tennessee, on this the _____ day of _____, 19___

My commission expires _____

Notary Public

**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 |
|---|---|---|---|---|
| | | | 110000.00- CA1T, | |
| | | | 286.00 CSTAX | |
| | | | .50 WDE 3 | |
| | VD | | .50- WDE 3 | |
| | | | .50 PRFE | |
| | | | 6.00 WDE 3 | |
| | | | CHECK | 292.50- |
| 3786A07/07/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17579

IDENTIFT REFERENCE

Jul 7 9 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267233