#4962

WARRANTY DEED

BOOK 6913 PAGE 435

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD A. BEAVER (NAME)	FIRST TENNESSEE BANK NATIONAL (NAME)	Map 128-14
7325-27 Coronado Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 192
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FB#9D-5482

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, MICHAEL J. WILLETT and wife, DONNA S. WILLETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD A. BEAVER and wife, PAULA KATHERINE BEAVER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 139 on the Plan of Section Four Harpeth Park, as of record in Plat Book 4300, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Charles R. Graves and wife, Joy C. Graves and Michael J. Willett and wife, Donna S. Willett by deed from Ruth Saunders Harms of record in Book 5765, Page 308, Register's Office for Davidson County, Tennessee. Charles R. Graves and wife, Joy C. Graves having since conveyed their interest in said property to Michael J. Willett and wife, Donna S. Willett by quitclaim deed of record in Book 5784, page 115, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4411, page 666, amended in Book 4488, page 454; and (3) All matters appearing on the Plan of record in Plat Book 4300, page 52, said Register's Office.

19074

IDENTIFICATION REFERENCE

JUL 10 12 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 7325-27 Coronado Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of July, 1986.

Michael J. Willett
MICHAEL J. WILLETT

Donna S. Willett
DONNA S. WILLETT

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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 DONNA S. WILLETT the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of July, 1986.

My commission expires 5/13/89 Notary Public Catherine C. Hardesty

CATHERINE C. HARDESTY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public 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 of the, the within named bargainor, a corporation, and that as such, 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.

Witness my hand and official seal, at

this day of, 19.

Notary Public

Commission expires

STATE OF CALIFORNIA
COUNTY OF MARIN ss.

On this 7th day of July, in the year 1986, before me, Julius J. Chernak, a Notary Public, State of California, duly commissioned and sworn, personally appeared Michael J. Willett personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Above County of Marin on the date set forth above in this certificate.

OFFICIAL SEAL
JULIUS J. CHERNAK
NOTARY PUBLIC-CALIFORNIA
Principal Office in MARIN County
My Commission Expires Feb. 8, 1989

Julius J. Chernak
Notary Public, State of California

My commission expires Feb. 8th, 1989

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Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Jean Patterson
Affiant

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

MY COMMISSION EXPIRES: (AFFIX SEAL)

B. Edwards - Dep. Reg.
Notary Public

WARRANTY DEED

FROM: MICHAEL J. WILLETT and wife, DONNA S. WILLETT

TO: RONALD A. BEAVER and wife, PAULA KATHERINE BEAVER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

0690[illegible] B- CAPIT.
243.[illegible] CSTAX
.5[illegible] PRFE
6.0[illegible] MOR T
CHECK 249.[illegible]
555 A07/10/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1907 4

IDENTIFICATION REFERENCE

JUL 10 12 38 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 268963