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BOX 18

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Louise Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 86

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(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/Mortgagee Is:	MAP-PARCEL NUMBERS
John Beaty et ux (NAME)	Same/ None (NAME)	15DZ23295
1120 Eastdale Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	061-11-0-198.00
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	(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, George Legler Benz, Richard Benz, Jr. and Mildred Benz Khoury

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Beaty and wife, Louise Beaty

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 the easterly 40 feet of Lot No. 130 and a part of Lot No. 131 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Eastdale Avenue 12 feet east of the common northerly corner of said Lots Nos. 130 and 131; thence along the margin of Eastdale Avenue north 74 degrees 40' west 52 feet; thence south 15 degrees 20' west 170 feet to a point in the rear line of said Lot No. 130; thence south 74 degrees 40' east 120 feet to the southeast corner of said Lot No. 131; thence north 45 degrees 8' west 78.89 feet to a point; thence north 15 degrees 20' east 130 feet to the beginning.

BEING the same property conveyed to Estelle Legler Benz, Trustee, pursuant to the terms of a decree of record in Minute Book 73, page 23, Chancery Court for Davidson County, Tennessee, by deed from Morris F. Estes and wife, Joyce P. Estes of record in Book 3368, page 93, said Register's Office; the said Estelle Legler Benz having since died, and pursuant to the trust said property reverts back to Richard Benz, Jr., Mildred Benz Khoury and George Legler Benz as the beneficiaries of said trust.
THIS instrument is executed on behalf of Mildred Benz Khoury by Wilhemina Harris as her Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

3 4 6 4 1

IDENTIFICATION REFERENCE

AUG 22 3 27 PM '86

FELIX [illegible] REGISTER DAVIDSON [illegible] TN

This is ( ) unimproved (X) improved property, known as 1124 Eastdale Avenue, (House Number) (Street) Nashville, TN 37216 (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 21st day of August, 19 86

George Legler Benz — Richard Benz, Jr. — Mildred Benz Khoury

George Legler Benz

Richard Benz, Jr.

Mildred Benz Khoury, BY: Wilhelmina Harris, Attorney-in-Fact

By Wilhelmina Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilhelmina Harris, 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 on behalf of Mildred Benz Khoury as her Attorney in-Fact as the free act and deed of the within named Mildred Benz Khoury.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1986.

My Commission Expires: 7/8-87

Patricia Spicer Carden
Notary Public

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
George Legler Benz, Richard Benz, Jr.
and Mildred Benz Khoury

TO
John Beaty and wife,
Louise Beaty

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

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public of said County, Richard Benz, Jr. the within named bargainor, 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 purpose therein contained.

Witness my hand, at office this 14th day of Aug., 1986.

My Commission Expires Aug 28, 1989

Wilma Sparkman
Notary Public

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public of said County, George Legler Benz, the within named bargainor, 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 purpose therein contained.

Witness my hand, at office this 15 day of August 1986.

My Commission Expires: 11/4/89

Norma C. Sims
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

54900 CO- CAMT.
153.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.22-
3536A08/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 6 4 1

IDENTIFICATION REFERENCE

AUG 22 3 27 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 286541