STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7009 PAGE 265

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
SARAH M. BEASLEY 6137 ROBINHILL ROAD GOODLETTSVILLE, TN 37075	THIRD NAT'L. BANK 530 MURFREESBORO RD. NASHVILLE, TENNESSEE 37210	MAP 118-04 PARCEL 246 6DA-24170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JAMES R. HARRIS ET UX, BARBARA ANN HARRIS , hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said SARAH M. BEASLEY, hereinafter referred to as " GRANTEE(S) ", her heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 2305 Cruzen Street, Nashville, Tennessee 37211 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and we covenant with the said Grantee(s), her heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 13th day of Oct., 1986.

5274

Oct 15 8 45 AM '86

James R. Harris
JAMES R. HARRIS

Barbara Ann Harris
BARBARA ANN HARRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $103,274.38, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Slatt
AFFIANT

Subscribed and sworn to befor me this the 13th day of October, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JAMES R. HARRIS ET UX, BARBARA ANN HARRIS, the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 13th - day of October, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

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Land in Davidson County, Tennessee, being Lots Nos. 211 and 212, in Grandview Heights, a Plan of which is of record in Book 161, pages 14 and 15, of the Register's Office for Davidson County, Tennessee, described as follows:

Said Lots adjoin and front together a total of 100 feet on the westerly margin of Cruzen Avenue and extend back between parallel lines 150 feet to an alleyway in the rear, all as shown on said recorded plan.

Being the same property conveyed to James R. Harris et ux, Barbara Ann Harris by deed from James Ralph Anderson, a single person, of record in Book 6081, page 210, said Register's Office.

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" EXHIBIT B "

This conveyance is subject to the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7009 PAGE 269

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

103874.38- CA 11,
289.24 CSTAX
.50 PRFE
12.00 MRE
CHCK 301.74-
40720 10/15/86 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.24
52

IDENTIFICATION REFERENCE

Oct 15 8 45 AM '86

REGISTER

No.00296