BOOK 7021 PAGE 696 — FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,400.00

Homer Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1986.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
American Escrow Company, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE ADDRESS	MAP-PARCEL NUMBERS
HOMER BEAVER (NAME)	Lovell & Malone, Inc. (NAME)	11D60853
210 Fair Lane Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2663 (STREET ADDRESS)	43-6-301
New Ellenton, SC 29809 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, ROBERT L. SANDERS and wife, EDITH D. SANDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOMER BEAVER and wife, BETTY BEAVER,

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 Lot No. 206, on the Plan of MADISON PARK, Section 8, as of record in Book 4300, Page 117, Register's Office for said County.

SAID Lot No. 206 fronts 62.5 feet on the northerly margin of BECKLEA DRIVE and runs back 129.5 feet on the easterly line and 146.3 feet on the westerly line to a dead line in the rear on which is measures 64.7 feet.

BEING the same property conveyed to ROBERT LEE SANDERS, being one in the same person as ROBERT L. SANDERS, by Final Decree of record in Book 5788, Page 394, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

AS part of the consideration herefore is the Grantee's assumption of the Deed of Trust of record in Book 4678, Page 483, Register's Office for Davidson County, Tennessee, and unpaid balance of the Note thereby secured in the original principal amount of $ 18,050.00, now payable to Lovell & Malone, Inc., which indebtedness the Grantee(s) do hereby assume and agree to pay in accordance with the terms and conditions of said Note and Deed of Trust.

This is unimproved ( ) improved (X) property, known as 206 Becklea Drive, Madison, Tennessee 37115
(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 27th day of October, 19 86

ROBERT L. SANDERS: Robert L Sanders

EDITH D. SANDERS: Edith D. Sanders

A-101

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named ROBERT L. SANDERS and wife, EDITH D. SANDERS,

the bargainors, 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 Hendersonville, Tennessee, this 27th day of October 19 86

Commission expires 2/11/87

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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 _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ROBERT L. SANDERS etux

TO
HOMER BEAVER etux

IDENTIFICATION REFERENCE

57073

Oct 28 9 08 AM '86
FILED & RECORDED
PAUL J. WILSON II REGISTER
DAVIDSON COUNTY, TN

REGISTER, PLEASE RETURN TO:

American Escrow Company
P.O. Box 1733
Hendersonville, TN 37077

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

4340.00- CAPIT.
121.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.02-
90:4A 10/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57073

IDENTIFICATION REFERENCE

Oct 28 9 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05146