BOOK 7200 PAGE 846

THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

APR 13 11 33 AM '87

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
Russell Harrison Beaty and wife,, Pamela J. Beaty 718 Vantrease Road Madison, Tennessee 37115	Sears mortgage (C/O Southern Railway Securities Bank	Map 51-3 Parcel 35

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, ANTHONY L. McCABE and wife, MILDRED E. McCABE, have bargained and sold and by these presents do transfer and convey unto the said RUSSELL HARRISON BEATY and wife, PAMELA J. BEATY, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Blair Heights, Section One, as of record in Book 2133, page 18, Register's Office for said County.

Said Lot No. 2 fronts 126 feet on the southerly side of Vantrease Road and runs back between parallel lines 319.11 feet on the westerly line and 316.76 feet on the easterly line, to a dead line in the rear, measuring 126 feet thereon.

Being the same property conveyed to Anthony L. McCabe and wife, Mildred E. McCabe, by deed from James A. Corbin and wife, Ruth Bumpas Corbin, of record in Book 5255, Page 604, Register's Office of Davidson County, Tennessee. The last known recorded instrument was a financing statement, of record in Book 5921, Page 565, said Register's Office.

This is improved real property known as 718 Vantrease Road, Madison, Tennessee 37115.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RUSSELL HARRISON BEATY and wife, PAMELA J. BEATY, their heirs and assigns forever.

We do covenant with the said RUSSELL HARRISON BEATY and wife, PAMELA J. BEATY, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes for 1987 pro-rated to date of closing and assumed by the Grantees.

2. Matters set forth on the Plat of Blair Heights Subdivision of record in Book 2133, Page 18, Register's Office of Davidson County, Tennessee.

3. Restrictive covenant of record in Book 2102, Page 573, said Register's Office.

Except as herein stated, we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said RUSSELL HARRISON BEATY and wife, PAMELA J. BEATY, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of April, 1987.

ANTHONY L. McCABE

MILDRED E. McCABE

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 ANTHONY L. McCABE and wife, MILDRED E. McCABE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 1987.

NOTARY PUBLIC

My Commission Expires: 8/17/88

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $123,500.00.

Subscribed and sworn to before me this 9TH day of April, 1987.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

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

12500.00- CONT.
345.00 CSTAX
.50 RFEE
6.80 MSF D
CHECK 352.30-
3659804715787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 4 1 4 6

IDENTIFICATION REFERENCE

APR 13 11 33 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No.68505