B.G.
Box 16

BOOK 7210 PAGE 383

FABJU176 04-17-87

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Clark Beadle and wife, Corinne Beadle 109 Catalpa Drive Mt. Juliet, TN 37122	Same	Map 93-12 Parcel 39-40

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, VALERE POTTER MENEFEE ("Grantor") has bargained and sold, and by these presents does transfer and convey unto CLARK BEADLE and wife, CORINNE BEADLE, ("Grantees"), their heirs and assigns, two tracts or parcels of land located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being two tracts of land, described as follows:

TRACT I

Being Lot No. 47 on the Plan of Pageot's Fairfield Village Subdivision, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the south side of Willow, formerly Sycamore or Gordon, Street and runs back between parallel lines 170 feet, more or less, to an alley.

TRACT II

Being Lot Nos. 48 and 49 in the Plan of the Pageot Property, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 48 and 49 front 50 feet each on the south side of Willow Street and run back 170 feet to an alley, and the same of record in Book 575, page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valere Potter Menefee by deed from C. V. Hitchcock, John Dunn and T. W. Frierson of record in Book 4565, page 128, Register's Office of Davidson County, Tennessee.

This is unimproved property known as _____ Willow Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said land to the said CLARK BEADLE and wife, CORINNE BEADLE, their heirs and assigns forever.

Grantor covenants that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1987 property taxes which have been prorated and which the Grantees assume and agree to pay.

Grantor further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Albert L. Menefee, Jr., joins in the execution of this Warranty Deed for the purpose of transferring and conveying to Grantees any right or interest he may have in said land by reason of his marital relationship with Grantor.

IN WITNESS WHEREOF, Valere Potter Menefee and husband, Albert L. Menefee, Jr., have set their respective signatures hereto on this 21 day of April, 1987.

Valere Potter Menefee

Valere Potter Menefee

Albert L. Menefee, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Valere Potter Menefee and Albert L. Menefee, Jr., the within named 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 office, this 21st day of April, 1987.

Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $37,000.00.

Affiant

Sworn to and subscribed before me this 21st day of April, 1987.

Notary Public

My Commission Expires:

5-13-89

17394

IDENTIFICATION REFERENCE

APR 21 2 58 PM '87

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN

7210

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7210 PAGE 385

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

37000.00- CAMT.
163.60 CSTAX
.50 PRFEE
6.00 WDCTD
CHECK 110.10-
737DA04721787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17394

IDENTIFICATION REFERENCE

Apr 21 2 58 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 72152