| Address New Owner: | Map-Parcel Numbers: |
|---|---|
| David H. Booth<br>6421 Edinburgh Drive<br>Nashville, TN 37221 | 43-5-42<br>43-9-1 |
| **Send Tax Bills To:** | **Address of Mortgagee:** |
| Commerce Union Bank<br>One Commerce Place<br>Nashville, Tn. 37219<br>Attn: Frank Parker | Commerce Union Bank<br>One Commerce Place<br>Nashville, Tn 37219 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Lee A. Beaman (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said David H. Booth (the "Grantee"), Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

> Being Lot No. 4 and the northerly 66-2/3 feet of Lot No. 5 on the map showing subdivision of part of Mrs. Charles T. Williams' land at Madison, Tennessee, as of record in Book 843, page 1, Register's Office for said County.
>
> Said Lot No. 4 and the northerly part of Lot No. 5 adjoin and front together 166-2/3 feet on the westerly side of Gallatin Pike and run back between parallel lines 250 feet, more or less, to a dead line.
>
> Being the same property conveyed to Lee A. Beaman by deed from Double R. Enterprises, Inc. of record in Book 6377, page 981, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,500.00.

Affiant

Subscribed and sworn to before me this 3rd day of JUNE, 1987.

Notary Public
My Commission Expires: 10/24/88

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the restrictions set forth upon Exhibit A, attached hereto and incorporated herein by reference.

This is improved property, known as 615 Gallatin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

The undersigned Lisa M. Beaman, wife of Lee A. Beaman, joins in the execution of this Warranty Deed for the purpose of conveying all of her right, title and interest in the Property to the said Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of June, 198_, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lee A. Beaman, by
Christopher Hair, Attorney-in-Fact
Lee A. Beaman

Lisa M. Beaman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lee A. Beaman, the 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this ____ day of May, 1987.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Susan G. Langley, a Notary Public in and for said County and State, the within named Lisa M. Beaman, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 1987.

Susan G. Langley
Notary Public

My Commission Expires: 11/1/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of June, 1987, before me, Teresa S. Hale, a Notary Public in and for said County and State, personally appeared Christopher Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee A. Beaman, and acknowledged that he executed the same as the free act and deed of the said Lee A. Beaman.

WITNESS my hand and seal at Nashville, Tennessee, this 3rd day of June, 1987.

Teresa S. Hale
Notary Public

My Commission Expires: 10/24/88

Exhibit A

BOOK 7257 PAGE 630

1. Property taxes for 1987, to be prorated between the parties.

2. All matters reflected on the plat of record in Book 843, page 1, Register's Office for Davidson County, Tennessee.

3. Encroachments, overlaps, easements, or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey.

32733

IDENTIFI REFERENCE

JUN 4 8 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7257 PAGE 631

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 305500.00- | CAMT. |
| | | | 855.40 | CSTAX |
| | | | .50 | PRFEE |
| | | | 12.00 | WDEED |
| | | | | CHECK 967.90- |
| | | | 5016A06/04/87 | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3 2 7 3 3

IDENTIFY REFERENCE

JUN 4 8 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89401