Box B, TL

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Carla S. Ross 1425 Benjamin Street Nashville, TN 37206	Nationwide Lending Group, Inc. 1125 Troup Street Augusta, Georgia 30904	MAP 83-2 PARCEL 133 27W 15880

WARRANTY DEED BOOK 7271 PAGE 22

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John C. Beene, Jr. and wife, Katherine P. Beene

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carla S. Ross, unmarried

hereinafter called the Grantee, Grantee's 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 the easterly 30 feet of Lot No. 72 and the westerly 30 feet of Lot No. 71 on the plan of Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for said County.

SAID portions of Lots No. 71 and 72 adjoin and together front 60 feet on the northerly margin of Benjamin Street and extends back between parallel lines a distance of 250 feet to a dead line in the rear.

Being the same property conveyed to Alveria R. Beene, John C. Beene, Jr. and wife, Katherine P. Beene by deed from W. T. Scott and wife, Hazel Marie Scott of record in Book 2092, page 586, said Register's Office. Alveria R. Beene has since conveyed her interest in subject property to John C. Beene, Jr and wife, Katherine P. Beene by Installment Deed of record in Book 3801, page 460, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1425 Benjamin Street, Nashville, TN 37206.

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of June, 19 87.

Katherine P. Beene

Katherine P. Beene

John C Beene Jr.

John C. Beene, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of June, 19 87, before me personally appeared John C. Beene, Jr. and wife, Katherine P. Beene, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: Mar 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7271 PAGE 23

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00.

Carla S. Ross
Affiant

Subscribed and sworn to before me, this the 15th day of June, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John C. Beene, Jr. and wife,
Katherine P. Beene

to:
Carla S. Ross, unmarried

PERCY WILKINS, JR.
• and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFI REFERENCE

37339

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

RECEIVED OF _____

FOR _____

BOOK 7271 PAGE 24

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

590[illegible].00- CAPITAL
165.20 STATE
.50 PRFEE
6.00 JDFEE
CHECK 171.70-
0346A06/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37339

IDENTIFICATION REFERENCE

JUN 17 11 40 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 94623