4438
320038-3

BOOK 7415 PAGE 152 Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,200.00

Mary Beth Gardiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 10, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chemau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Beth Gardiner (NAME) | Fidelity Federal Savings & Loan (NAME) | 86-7-41 |
| 1040 Jacksons Valley Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 4D-01137 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 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, Gary L. Beasley and wife, Bonnie C. Beasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Beth Gardiner, unmarried

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. 25 on the Plan of Jackson's Retreat, Phase 1, Section Two of record in Book 5200, page 335, said Register's Office.

Said Lot No. 25 fronts 42.0 feet on the southerly side of Jackson's Valley Road and runs back 238.41 feet on the westerly lot line and 210 on the easterly lot line to a line in the rear which measures 65.18 feet thereon.

Being the same property conveyed to Gary L. Beasley and wife, Bonnie C. Beasely by deed from Randall Phillips Builders, Inc. as of record in Book 6092, page 511, said Register's Office.

8.66 | 9.

IDENTIFICATION REFERENCE

DEC 1 2 58 PM '87

DAVIDSON COUNTY, TN

This is ~~unimproved~~ (XX) improved property, known as 1040 Jacksons Valley Road, Hermitage, Tennessee 37076
(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 ~~their~~ hand s ~~this~~ 24th day of ~~November~~, 19 ~~87~~

Gary L. Beasley

Bonnie C. Beasley

Gary L. Beasley

Bonnie C. Beasley

STATE OF TENNESSEE
Davidson County

BOOK 7415 PAGE 153

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Beasley and wife, Bonnie C. Beasley

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 24th day of November, 1987.

Notary Public

Commission Expires July 10, 1990

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

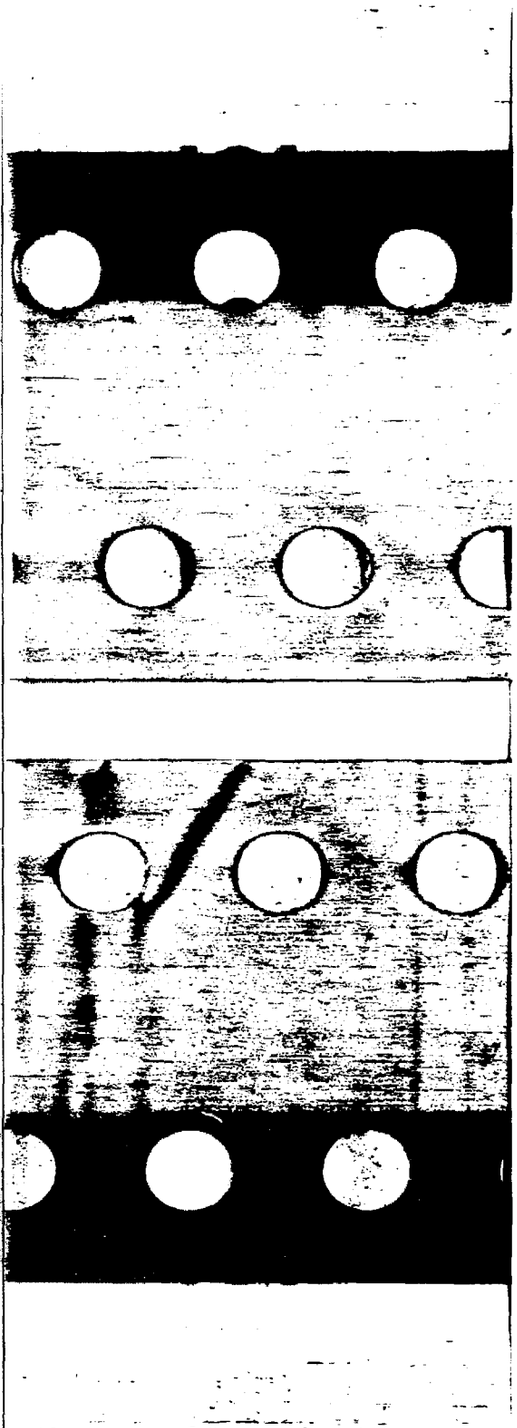
Commission Expires _____

WARRANTY DEED

FROM
Gary L. Beasley and wife, Bonnie C. Beasley

TO
Mary Beth Gardiner, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7415 PAGE 154

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 66200.00- | CAMT. |
| | | | 185.36 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 191.86- |
| 7386A12/01/87 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 6 1 9

IDENTIFICATION REFERENCE

DEC 1 2 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40466