FILE BOX 11

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gracie M. Seats (NAME)	First Federal Savings Bank of Tennessee (NAME)	81-8
1825 Sixth Avenue North (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	231
Nashville, Tenn. 37208 (CITY) (STATE) (ZIP CODE)	Tullahoma, Tennessee 37388 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7664 PAGE 995

For and in consideration of the sum of ----------TEN----------($10.00)---------- DOLLARS

And other good and valuable consideration the receipt of which is hereby acknowledged, we, James O. Bean and wife, Geraldine Bean

have bargained and sold, and by these presents do transfer and convey unto the said Gracie M. Seats, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* See Exhibit 'A'

71974

IDENTIFICATION REFERENCE

SEP 29 1 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

James O. Bean and J. O. Bean are one in the same person.

unimproved ( )
This is improved (X) property, known as 1825 Sixth Avenue North (House Number) (Street)

Nashville, TN 37208
(P. O. Address) (City or Town) (Zip Code)

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 seised 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.

Whenever 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 our hands this 22nd day of September, 19 88.

James O Bean
JAMES O. BEAN

Geraldine Bean
GERALDINE BEAN

BOOK 7664 PAGE 996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Bean and Geraldine Bean

the bargainor S, 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 22nd day of September, 19 88.

My commission expires 11/10/91 Notary Public

Richard Manson

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gracie M. Seats

Sworn to and subscribed before me
this 22nd day of September, 19 88

My commission expires 11/10/91 Notary Public

Richard Manson

NOTARY PUBLIC

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATED, 1314 5th Avenue North, Suite 300, Nashville, TN 37208
Name Address

WARRANTY DEED

FROM JAMES O. BEAN

TO GRACIE M. SEATS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 440 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, said Register's Office.

Said Lot No. 440 is described as follows:

Beginning on the westerly margin of Sixth Avenue, North, formerly High Street, at the corner of Lots Nos. 440 and 442; thence with the line between said lots westwardly 102 feet 10 inches to the easterly margin of an alley; thence with said alley, northwardly 33 feet; thence easterly 95 feet; more or less, to the westerly margin of Sixth Avenue, North; thence with said Avenue southwardly 35 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots 438 and 440 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Sixth Avenue North 34.69 feet, (35 feet former deed) North of the southeast corner of said Lot No. 440; thence North 44 deg. 0 9 minutes 42 seconds West 34.67 feet (35 feet previous deed) along the west margin of Sixth Avenue North; thence South 61 deg. 45 minutes 18 seconds West, 49.10 feet to the right of way line of Interstate Highway No. 265; thence South 29 deg. 55 minutes 53 seconds West along the right of way of said Highway, 40.41 feet to a point in the east margin of an alley; thence South 28 deg. .05 minutes 28 East with said alley, 12.04 feet to a point; thence North 61 deg. 45 minutes 18 seconds East 9298 feet to a point in west margin of Sixth Avenue North; thence with said Avenue North 44 deg. 09 minutes 42 seconds West 34.67 feet, (35 feet by previous deed) to the point of beginning.

Being the same property conveyed to J. O. Bean by deed from Victor Smith of record in Book 7423, Page 472 Register's Office for Davidson County.

2115 09/29 0101 03CHECK 136.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7664 PAGE 998

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

CAMT 38500.00
CON TX 127.05
~~PRFEE 0.50~~
~~WDEED 9.00~~
TOTAL 136.55
CHECK 136.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/88 01 13:33 0001 2115

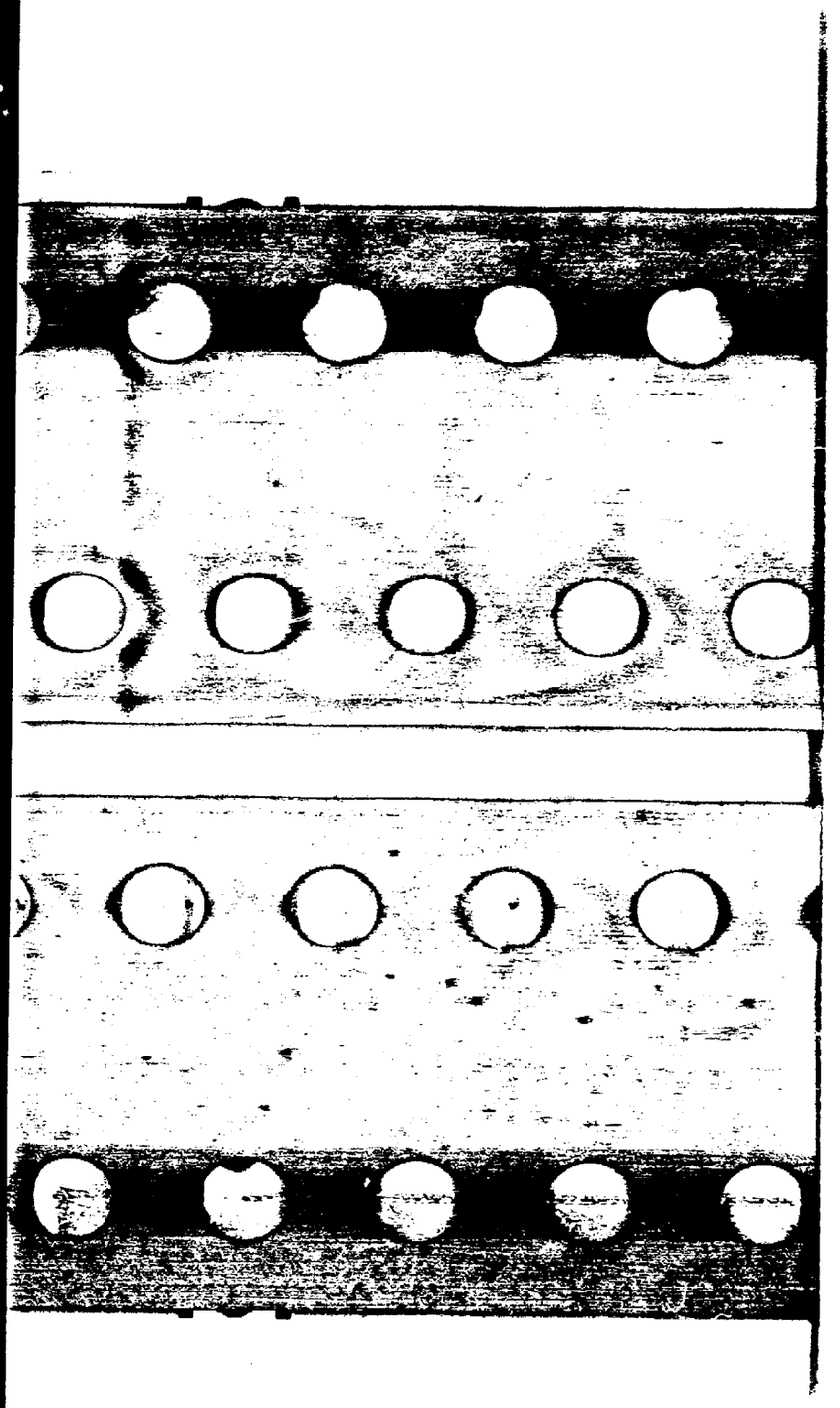
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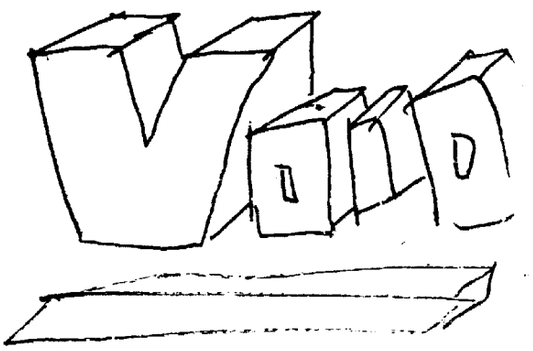
IDENTIFI REFERENCE

SEP 29 1 30 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 139064





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