BOOK 7678 PAGE 829

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 88

_____
Notary Public

MY COMMISSION EXPIRES 5-28-91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Charles P. Watson, Jr. & John P. Petrone (NAME)	SAME (NAME)	Map 118-4
2305 Cruzen ST (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 246
NASHville, TN. 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	6DA-24170

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, SARAH M. BEASLEY joined by husband, WILLIAM A. BEASLEY, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES P. WATSON and JOHN P. PETRONE, a ½ undivided interest each as tenants in common.

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 Lots Nos. 211 and 212, in Grandview Heights, a Plan of which is of record in Book 161 pages 14 and 15, of the Register's Office for Davidson County, Tennessee, described as follows:

Said Lots adjoin and front together a total of 100 feet on the westerly margin of Cruzen Avenue and extend back between parallel lines 150 feet to an alleyway in the rear, all as shown on said recorded plan

Being the same property conveyed to Sarah M. Beasley by deed from James R. Harris, et ux Barbara Ann Harris of record in Book 7009, page 265 Register's Office for Davidson County, Tennessee.

A portion of the consideration herein recited is the assumption by the grantees of the outstanding principal balance ($39,564.67) of a note originally executed by Sarah Beasley payable to Third National Bank and secured by a Deed of Trust of record in Book 7033, page 591 R.O.D.C., TN

William A. Beasley, III joins in this conveyance in order to convey any interest he might have in said property solely by virtue of being the husband of Sarah M. Beasley.

unimproved ( )
This is improved (X) property, known as 2305 Cruzen St. Nashville, TN 37211
(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 ti, 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 OUR hand S this 12th day of October, 19 88

William A Beasley III
WILLIAM A. BEASLEY, III

Sarah M. Beasley
SARAH M. BEASLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SARAH M. BEASLEY and HUSBAND WILLIAM A. BEASLEY, III

the bargainor s, 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 Nashville, Tennessee, this 12th day of October, 1988.

Commission expires: 05/20/92

William V. Berry
Notary Public

WILLIAM V. BERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (this oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
SARAH M. BEASLEY

TO
CHARLES P. WATSON, JR. and
JAMES P. PETRONE

7.66 3.

IDENTIFICATION REFERENCE

Oct 17 11 04 PM '88

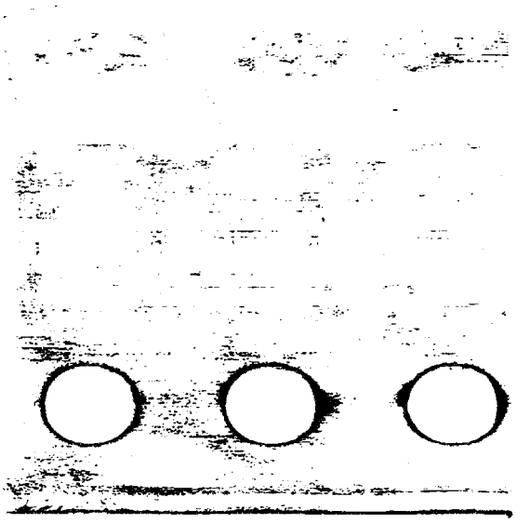
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

7516 10/17 0101 03CHECK 356.30

OFFICIAL RECEIPT

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



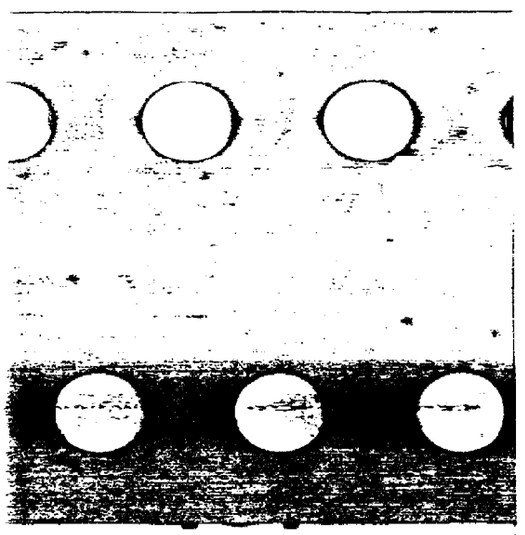
RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT
106000.00
CON TX 349.80
PRFEE 0.50
WDEED 6.00
TOTAL 356.30
CHECK 356.30

10/17/88 01 13:08 0001 7516

7663

IDENTIFICATION REFERENCE

OCT 17 4 04 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No 144302