BOOK 7715 PAGE 671

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Ricky G. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky G. Beasley (NAME)	Guaranty Federal Savings & Loan Ass. (NAME)	Map 86-16
4265 Valley Grove Drive (ADDRESS)	2030 First Avenue North (ADDRESS)	PARCEL 81
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D-12723

FOR AND 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, Guaranty Federal Savings And Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky G. Beasley and wife, Patricia L. Beasley

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. 71, Section 5, on the plan of Valley Grove, of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings and Loan Association by Substitute Trustee's deed from Real Security Inc., Substitute Trustee, of record in Book 6981, page 133 Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 277, Register's Office for said County.

89590

IDENTIFICATION REFERENCE

Dec 1 8 11 AM '88

FELIX Z WILSON CLERK & MASTER
DAVIDSON COUNTY TENN

2777 12/01 0101 03CHECK 214.40

unimproved ( )
This is improved (X) property, known as 4265 Valley Grove Drive, Hermitage, TN 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 my hand this 29th day of November, 19 88

Guaranty Federal Savings And Loan Association
BY: R. L. Foushee
R.L. Foushee, Exec. V.P./Secretary
by Judy Duval
Atty in fact

BOOK 7715 PAGE 672

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of November 1988, before me personally appeared Judy Bernal , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7715, page 669, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this day of . 1988.

My Commission Expires: 5-8-91

Notary Public

WARRANTY DEED

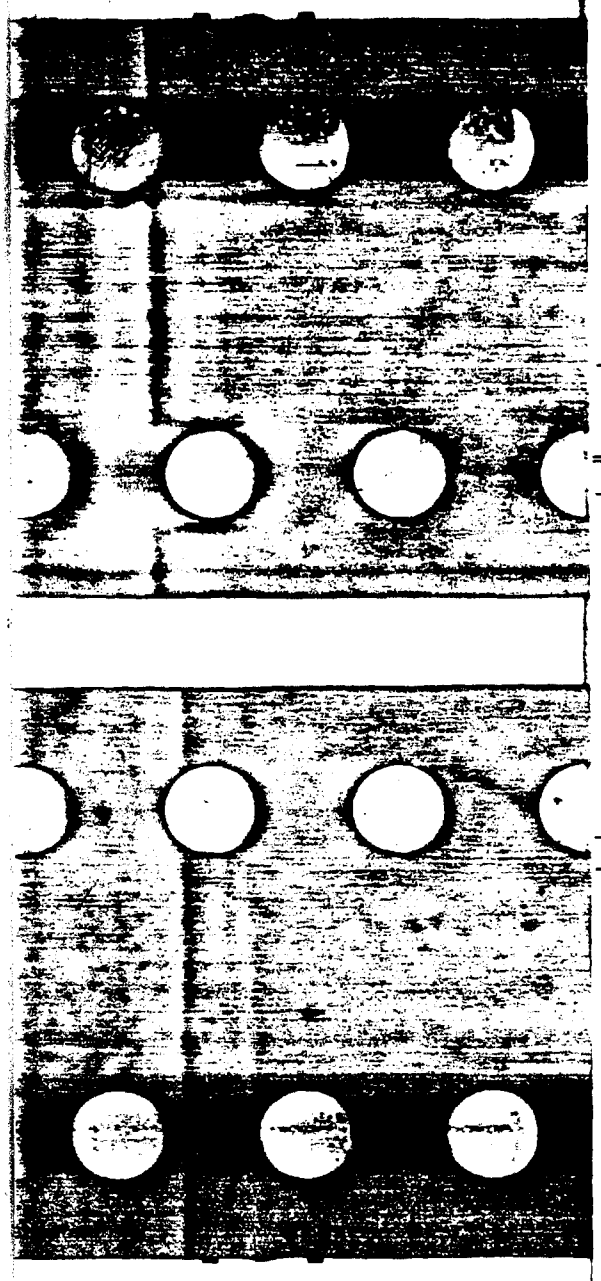
FROM
Guaranty Federal Savings

TO
Ricky G. Beasley and wife,
Patricia L. Beasley

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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 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

CAMT 63000.00
CON TX 207.90
PRFEE 0.50
WDEED 6.00
TOTAL 214.40
CHECK 214.40

12/01/88 01 08:11 0001 2777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89590

IDENTIFICATION REFERENCE

DEC 1 8 11 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 159017