NAME AND ADDRESS OF NEW OWNER:
JAMES & MARY LOU BEAZLEY
5514 SHADY TRAIL DR.
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
SAME

PREPARED BY:
HENRY, KIOUS and HALL
An Association of Attorneys
805 South Church Street
8 Jefferson Square
Murfreesboro, TN 37130

MAIL END. JUN 22 9 21 AM '88 IDENTIFICATION

43199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, NANCY RUTH MOUDY PENDERGRAST, sole heir at law of SAM M. MOUDY, deceased, do hereby transfer and convey unto JAMES H. BEAZLEY, JR. and wife, MARY LOU BEAZLEY, their heirs and assigns, a certain tract or parcel of real estate located and situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

7459 06/22 0101 03CHECK 205.49

> Land in Davidson County, Tennessee, BEING Lot No. 130 on the Plan of Valley View Meadows Subdivision, Section III, as of record in Book 3700, page 93, Register's Office of Davidson County, Tennessee, to which plan reference to here made for complete description of said lot.
>
> BEING the same property conveyed to Sam M. Moudy and wife, Elsie Lee Moudy as tenants by the entirety by deed of record in Book 4136, page 476, of the Register's Office of Davidson County, Tennessee. Elsie Lee Moudy died on December 23, 1986 leaving Sam M. Moudy as the surviving tenant by the entirety. The said Sam M. Moudy thereafter died on September 26, 1988, and bequeathed the above property to Nancy Ruth Moudy Pendergrast by will filed in Probate File #92002 in the Probate Court of Davidson County, Tennessee.
>
> THIS conveyance is made subject to restrictions of record in Book 3770, page 214 and Book 4065, page 227; 30 ft. minimum building setback line and 10 ft. public utility and drainage easement along rear and west side of said lot; and all other matters as shown on plan of record in Book 3700, page 93; all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered except as noted herein and except for the 1988 property taxes

which will be paid at closing and the 1989 property taxes which will be prorated at closing and assumed by the grantees.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

James E. Pendergrast, husband of Nancy Ruth Moudy Pendergrast, hereby joins in this conveyance to convey any and all interest he may have in the herein described property.

WITNESS OUR HANDS this the 20th day of June, 1989.

Nancy Ruth Moudy Pendergrast
NANCY RUTH MOUDY PENDERGRAST

James E. Pendergrast
JAMES E. PENDERGRAST

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, NANCY RUTH MOUDY PENDERGRAST and wife, JAMES E. PENDERGRAST, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 20th day of June, 1989.

Peter V. Hall
NOTARY PUBLIC

PETER V. HALL NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires:
6-19-91

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

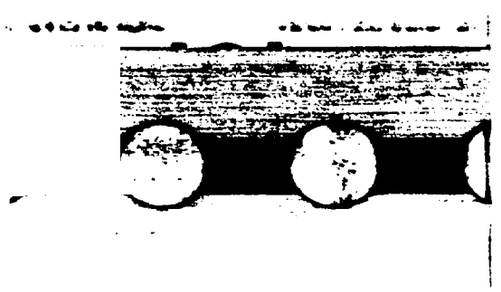
x Mary Lou Beazley
AFFIANT

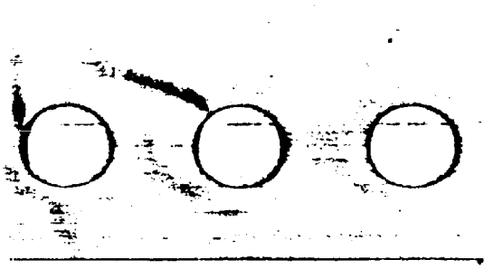
Sworn to and subscribed before me this 20th day of June, 1989.

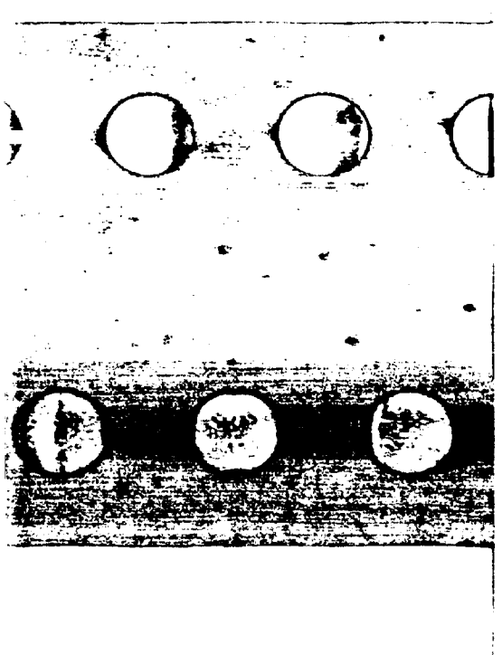
Peter V. Hall
NOTARY PUBLIC

PETER V. HALL NOTARY PUBLIC AT LARGE STATE OF

My Commission Expires:
6-19-91







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7870 PAGE 914

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 60300.00
				CON TX 198.99
				PRFEE 0.50
				WDEED 6.00
				TOTAL 205.49
				CHECK 205.49
06/22/89	01			09:21 0001 7459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43199.

IDENTIFICATION REFERENCE

JUN 22 9 21 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 221759