mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 7880 PAGE 768

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roy E. Beeler, et ux 6212 Robertson Ave Nashville, Tn. 37209	Same as New Owner	Map 14 Parcel 145 ID# 14D-22560

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM K. SANDY and wife, CARROLL ANN SANDY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ROY E. BEELER and wife, JEAN E. BEELER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the North edge of the Old Clarksville Road, a corner to Ernest Hill, and continuing as follows: South 75° 51' East 73.04 feet to an iron pin in the edge of said Road; thence, North 14° 56' East 108.53 feet to an iron pin; thence South 73° 14' East 5.24 feet to a utility pole;thence, North 17° 29' East 60.76 feet to an iron pin in the line of Glenn Short; thence, with Short's line North 57° 19' West 49.12 feet to a post, a corner to Glenn Short in Hill's line; thence, with Hill's line South 25° 24' West 188.16 feet to the beginning, containing 0.24 acres as surveyed by H-K & Associates, dated December 8, 1975.

BEING the same property conveyed to William K. Sandy and wife, Carroll Ann Sandy, by deed from David Sherman Krantz and wife, Patricia Ann Krantz, of record in Book 5324, page 347, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows: BOOK 7880 PAGE 769

1. 1989 taxes which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid by the GRANTEES, in full, when due.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 29th day of June, 1989.

William K. Sandy
WILLIAM K. SANDY

Carroll Ann Sandy
CARROLL ANN SANDY

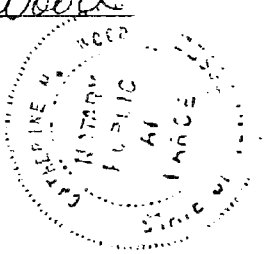
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM K. SANDY and CARROLL ANN SANDY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

My Commission Expires: May 13, 1990



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Roy E Beeler
Affiant

Sworn to and subscribed before me, this the 29th day of June, 1989.

Catherine M. Wood
NOTARY PUBLIC

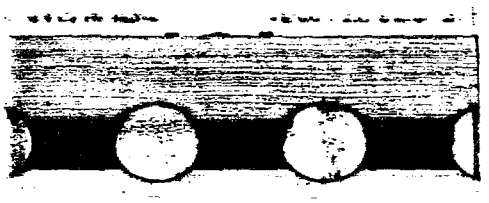
My Commission Expires: May 13, 1990

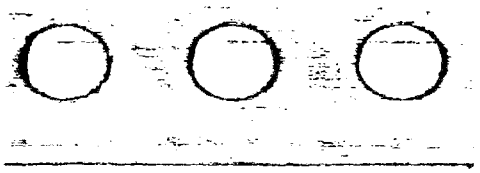
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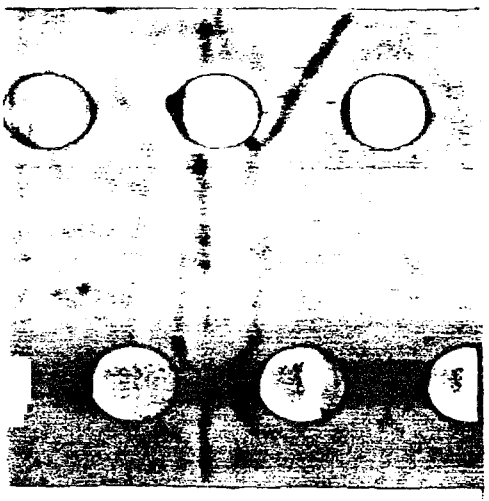
46568

IDENTIFICATION

Jul 5 9 10 AM '89







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7880 PAGE 771

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	17000.00
CON TX	56.10
PRFEE	1.00
MDEED	9.00
TOTAL	66.10
CHECK	66.10

07/05/89 01 09:12 0001 2022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46568

IDENTIFICATION REFERENCE

Jul 5 9 10 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TENN

No. 225748