G#5764
Box 14

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Franklin Betts (NAME)	Fidelity Federal Savings & Loan (NAME)	128-09-012
300 Harpeth Valley Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Charles B. Myers and wife, Carolyn D. Myers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Franklin Betts and wife, Rilla Thompson Betts

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. 19, B.V. 1776 Estates, as of record in Plat Book 5050, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 171.55 feet on the southerly side of Harpeth Valley Drive and fronts 167.50 feet on the easterly side of Indian Springs Drive and is adjoined by a curve measuring 39.27 feet, and fronts 212.14 feet on the southerly lot line and fronts 224.74 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Charles B. Myers and wife, Carolyn D. Myers by deed from Billy H. Teal and James M. Gunter as of record in Book 5319, page 365, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 5050, page 76, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Harpeth Valley Drive, a 20 foot minimum building setback line from Indian Springs Drive, a 3 x 15 foot anchor easement on the westerly line, a portion of a public utility and drainage easement crossing the southwest corner of lot and an overhang easement along the northerly lot line. The plan of record also reflects building sites and indicates areas for installation of sewage soil absorption systems, which are to remain undisturbed and on which no cut, fill, driveway or water line installations are allowed; minimum elevation of not less than 560.5 feet mean seal level, and reference to the plan is made for full

(See Reserve)

This is unimproved ( ) improved (XX) property, known as 300 Harpeth Valley Road, Nashville, Tennessee 37221 (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 their hand s this 17th day of July, 19 89

Charles B. Myers

Carolyn D. Myers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Myers and wife, Carolyn D. Myers

the bargainors, 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 17th day of July, 19 89.

Notary Public

Commission Expires 3/27/93

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Charles B. Myers and wife, Carolyn D. Myers

TO

William Allin Betts and wife, Rilla Thompson Betts

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

details concerning these lot sites as building sites. Said lot has been approved for residence with a maximum of three bedrooms only.

Restrictions contained in instrument of record in Book 5172, page 237, said Register's Office.

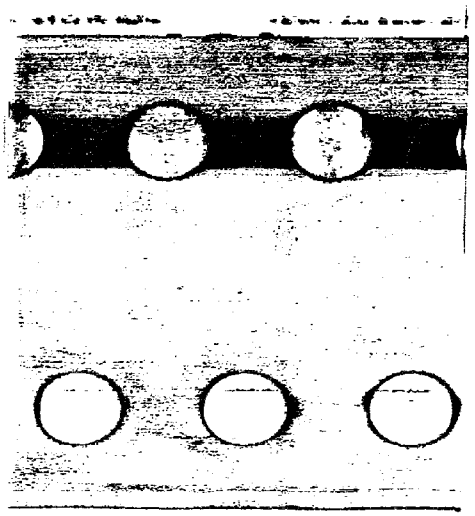
5752 07/19 0101 03CHECK 41

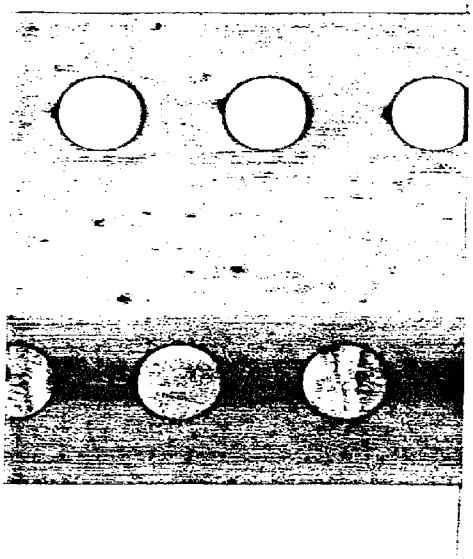
0514

IDENTIFICATION REFERENCE

L 19 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 757

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 123500.00
				CON TX 407.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 414.55
				CHECK 414.55
			07/19/89 01	15:12 0001 6752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0.5.1.4.

IDENTIFI REFERENCE

JUL 19 9 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230406