WARRANTY DEED

Fee 21

This instrument prepared by 03CHECK 535.00

J. Mitchell Grissim, Jr.
GRISSIM & HODGES
323 Union Street
Nashville, TN 37201
(615) 255-7496

BOOK 7916 PAGE 461

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joseph H. Benagh, et ux	Same	Map 131-14
1405 Hildreth Drive		Parcel 92
Nashville, TN 37215		FB#:16DA-37495

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-THOUSAND AND NO/100 ($160,000.00), THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, EVERETT L. BEASLEY AND WIFE, DOROTHY G. BEASLEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH H. BENAGH AND WIFE, PHYLLIS C. BENAGH, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 306 on the Plan of Seven Hills, Section 6, as of record in Plat Book 2900, page 107, Register's Office for said County, to which plan reference is made for a more adequate description.

BEING the same property conveyed to Everett L. Beasley and wife, Dorothy G. Beasley, by deed from Raymond Riggan Crowe, Jr., devisee under the last will and testament of Lola Osborne Crowe, deceased, of record in Book 6589, page 872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3104, page 477, and all matters appearing on the Plan of record in Plat Book 2900, page 107, said Register's Office.

Subject property is the residence of Grantors.

This is improved property known as 1405 Hildreth Drive, Nashville, Tennessee 37215.

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 successors, 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 and our heirs, successors, assigns and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this 16th day of August, 1989.

Everett L. Beasley
EVERETT L. BEASLEY

Dorothy G. Beasley
DOROTHY G. BEASLEY

58402

IDENTIF. REFERENCE

AUG 16 2 17 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 EVERETT L. BEASLEY and DOROTHY G. BEASLEY, 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 16th day of August, 1989.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $160,000.00.

Everett L. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 1989.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 11-12-89

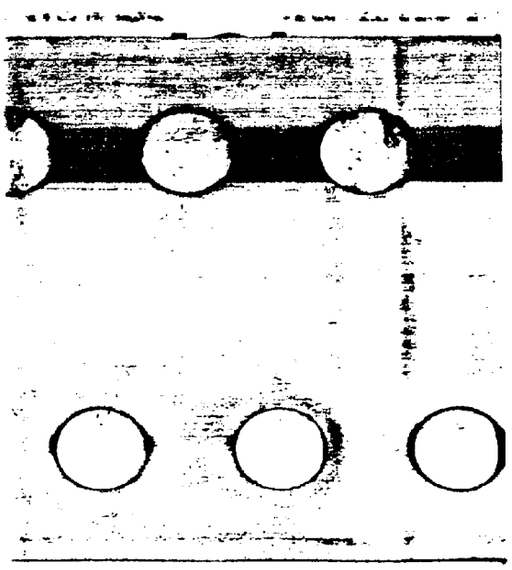
WARRANTY DEED

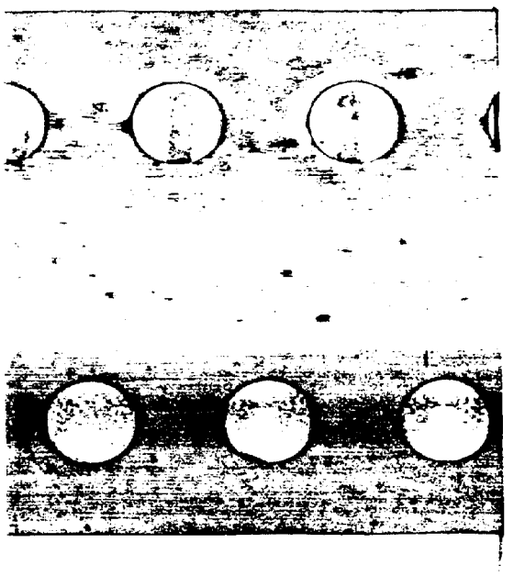
FROM

EVERETT L. BEASLEY, and wife,
DOROTHY G. BEASLEY

TO

JOSEPH H. BENAGH, and wife,
PHYLLIS C. BENAGH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7916 PAGE 463

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	
				160000.00
			CON TX	528.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	535.00
			CHECK	535.00

08/16/89 01 14:09 0001 6396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58402

IDENTIF. REFERENCE

AUG 16 2 17 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 239664