FILE BOOK 46

FORM No. WD-1

BOOK 7976 PAGE 185

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Patricia H. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William D. Evans, Jr. (NAME)	First Republic Mortgage (NAME)	158-84
1892 Shamrock Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	7D37980
Brentwood, TN 37027 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

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, Estate of Roxy D. Beaty, Carmen Beaty Atkins, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William D. Evans, Jr. and wife, Patricia H. Evans

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson / Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County and Williamson County, Tennessee, being Lot No. 26 on the Plan of Laurelwood of record in Book 4460, page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 180.01 feet on the northerly side of Shamrock Drive and extends back 228.21 feet on the westerly line and 243.65 feet on the easterly line to a broken line measuring 197.40 feet thereon.

Being the same property conveyed to W. W. Beaty and wife, Roxy D. Beaty by deed from Allen C. Mayfield and wife, Peggy L. Mayfield of record in Book 5381, page 851, Register's Office, Davidson County, Tennessee. The said W. W. Beaty and wife, Roxy D. Beaty have since died with W. W. Beaty predeceasing Roxy D. Beaty. Roxy D. Beaty died testate leaving Carmen Beaty Atkins as her executrix to her estate in Will Docket No. 93463, Probate Court, Davidson County, Tennessee.

Roxy D. Beaty and Roxie Dorinda Beaty are one and the same person.

Subject to restrictions of record in Book 4695, page 232, said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7834, page 239, Register's Office for Davidson County, Tennessee.

unimproved ( ) property, known as 1892 Shamrock Drive, Brentwood, TN 37027
This is improved (XX) (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 31st day of October, 19 89

Estate of Roxy D. Beaty
By: Carmen Beaty Atkins, Executrix
Carmen Beaty Atkins, Executrix

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 Carmen Beaty Atkins, Executrix

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 89

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

7924U

IDENTIF. REFERENCE

Nov 3 1 46 PM '89

1064 11/03 0101 03CHECK 526.75

WARRANTY DEED

FROM

Estate of Roxy D. Beaty

(Carmen Beaty Atkins, Executrix)

TO

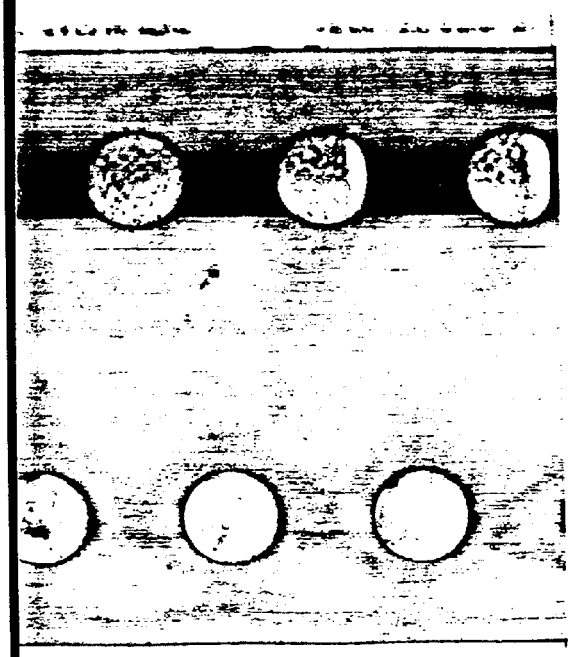
William D. Evans, Jr. and wife,

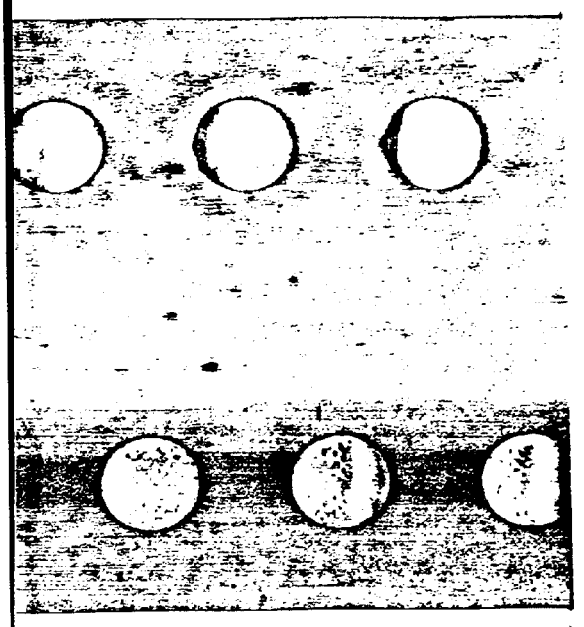
Patricia H. Evans

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
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 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	157500.00
			CON TX	519.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	526.75
			CHECK	526.75

11/03/89 01 13:46 0001 1064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79240

IDENTIF. TREFERENCE

Nov 3 1 46 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 263949