PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30067)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 94547.72

Affiant

Sworn and subscribed before me this 30th day of March, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Danny Ray Beaty 620 Bluewater Drive Nashville, TN 37217	Chemical Mortgage Company 101 East Town Street Columbus, OH 43215	150-02-105 2D-62959

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samy K. Saad and wife, Samia A. Saad,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Danny Ray Beaty,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Revision of Lots 1 through 17, Lot 19, and Reserve Parcels 107 and 306, Castlegate, Section 4, of record in Book 6900, page 209, as amended in Book 6513, page 728, both in the Register's Office for said County.

SAID Lot No. 7 fronts 86.50 feet on the easterly margin of Bluewater Drive and extends back 124.48 feet on the southerly line and 107.00 feet on the northerly line to a broken line in the rear, measuring 88.27 feet thereon.

BEING the same property conveyed to Samy K. Saad, unmarried, by deed from Dan Duer and wife, Janie Duer of record in Book 6929, page 817, Register's Office for Davidson County, Tennessee.

The property herein described is subject to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 6929, page 820, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

I 4 9 3 1 IDENTIF. REFERENCE Mar 30 2 59 PM '90

7346 03/30 0101 03CHECK 318.85

This is improved property, known as: 620 Bluewater Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of March, 1990.

Samy K. Saad — Samia A. Saad

Samy K. Saad — **Samia A. Saad**

State of New York
County of Cattaraugus

On this 29th day of March, 1990, before me the undersigned authority, personally appeared Samy K. Saad and Samia A. Saad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Mary Ellen Olson
Notary Public

My Commission Expires: 6-30-90

(AFFIX NOTARIAL SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 8077 PAGE 72

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94547.72
CON TX 311.85
PRFEE 1.00
WDEED 6.00
TOTAL 318.85
CHECK 318.85

03/30/90 01 14:56 0001 7346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE
Mar 30 2 59 PM '90
DAVIDSON COUNTY TN

No. 305753