FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

John R Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 90

Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

75 Century Blvd., Suite 105, Nashville, TN 37211 — 111 West College Street, Murfreesboro, TN 37130 — 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John R. Beasley (NAME)	Guaranty Trust Company (NAME)	MAP 52-9
1109 Fernbank Avenue (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 8
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	11D-67355

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, Sandra P. Everhart and husband, Anthony Wayne Everhart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Beasley and wife, Patti L. Beasley

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:

Being Lot No. 2 on a Resubdivision of Lot No. 17 of Montague Subdivision, as of record in Book 421, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100.00 feet on the southeast margin of Fernbank Avenue and extends back between parallel lines 208.39 feet to a line on the rear measuring 100.00 feet.

Being the same property conveyed to Sandra P. Everhart and husband, Anthony Wayne Everhart by Quitclaim Deed from Thomas M. Black, Trustee of record in Book 7106, page 947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

5 8 0 1 3

RECEIVED FOR RECORD
SEP 18 8 09 AM '90

9701 09/18 0101 03CHECK 170.35

unimproved ( )
This is improved (X) property, known as 1109 Fernbank Avenue, Madison, Tennessee 37115
(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 our hand s this 12th day of September, 19 90

Sandra P. Everhart

Sandra P. Everhart

Anthony Wayne Everhart

Anthony Wayne Everhart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra P. Everhart and husband, Anthony Wayne Everhart

the bargainor s 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 Hendersonville, Tennessee, this 12th day of September, 19 98.

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

WARRANTY DEED

FROM

Sandra P. Everhart and husband, Anthony Wayne Everhart

TO

John R. Beasley and wife, Patti L. Beasley

RETURN TO:

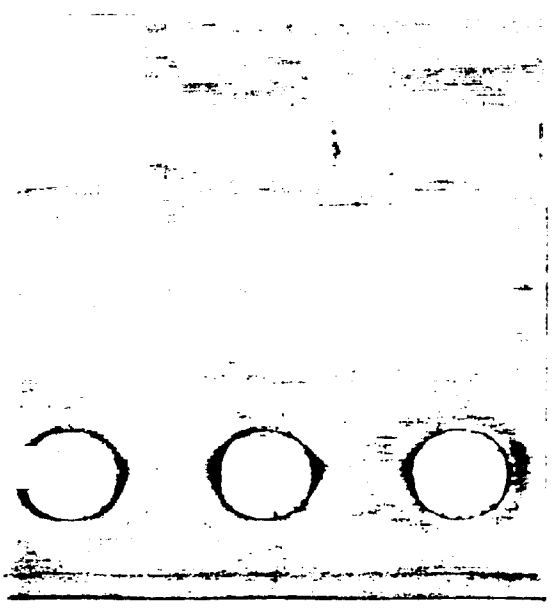
CUMBERLAND TITLE COMPANY

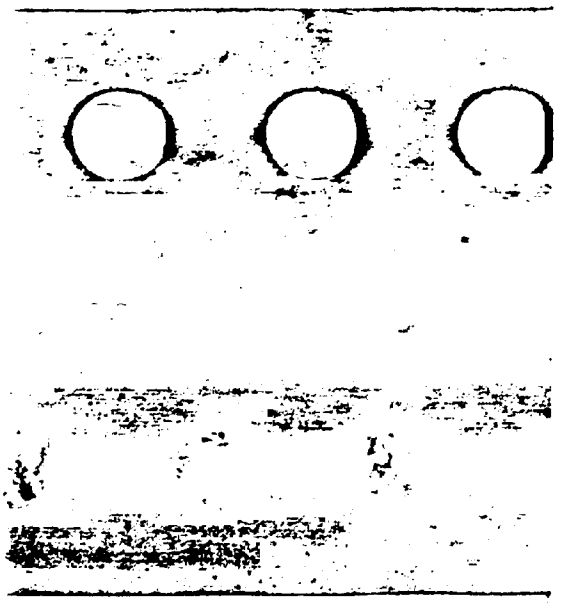
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8197 PAGE 765

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 49500.00
CON TX 163.35
PRFEE 1.00
WDEED 6.00
TOTAL 170.35
CHECK 170.35

09/18/90 01 08:12 0001 9701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5801.3

IDENTIFICATION

SEP 18 8 09 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 356338