WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Bean (NAME)	Same (NAME)	061-01-026
529 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) + *Dollars,*

cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned Thurza C. Dunaway, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence Bean, a single person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 306 on the plan of Gra-Mar Acres, Section 11, of record in Book 2663, Page 113, Register's Office for said County.

Said Lot No. 306, which is a corner lot, fronts 175.4 feet on the broken westerly margin of Lemont Drive and fronts 220 feet on the northerly margin of Joyce Lane, said frontages being joined by a curve having a length of 38.38 feet, and extends back 163.5 feet on the westerly line and 220.4 feet on the northerly line to a point of intersection.

Being the same property conveyed to Thurza C. Dunaway by deed from Kathryn J. Stamps, of record in Book 8029, Page 731, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the Plan of record in Book 2663, Page 113, said Register's Office.

The 1990 property taxes have been pro-rated between the parties and shall be paid by Grantee.

Thurza C. Dunaway, appointed Agnes George, as her Power of Attorney to execute deeds etc. of record in Book 8029, Page 734, Regiter's Office for Davidson County, Tennessee.

House is conveyed in as is condition.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 65,900.00
Subscribed and sworn to before me this the 21st *day of* September 19 90
My commission expires: 9-23-94 (Affix Seal)
X Clarence Bean Affiant
Dewey W. Pedigo, Notary Public

unimproved ( )
This is improved ( ) property, known as 529 Lemont Drive, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 21 *day of* September, 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument prepared by

Dewey W. Pedigo, Attorney

3204 Freno Lane
Nashville, Tennessee 37214

Thurza C. Dunaway
Thurza C. Dunaway
By Agnes George
Agnes George Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

06 PM 10 1 17 Sep '90

TENNIF REFERENCE

5 1 4 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of September 1990, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Agnes George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Thurza C. Dunaway as her Attorney-in-Fact, as the free act and deed of the within named Thurza C. Dunaway. Witness my hand and official seal at Nashville, Tennessee, this 21 day of September 1990.

Dewey W. Pledger
Notary Public

My Commission Expires 2-23-94

WARRANTY DEED

FROM
Thurza C. Dunaway
TO
Clarence Bean

22447

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8200 PAGE 843

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65900.00
				CON TX 217.47
				CON TX 217.47
				PRFEE 1.00
				WDEED 6.00
				~~TOTAL 441.94~~
				~~CHECK 441.94~~
			09/21/90 01	13:14 0001 1110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59143

IDENTIFICATION REFERENCE

SEP 21 1 10 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

VOID
CON TX 217.47-
~~PRFEE 1.00-~~
~~CHECK 217.47-~~
No. 357730
09/21/90 01 13:15 0001 1111

TOTAL $224.47