File Box 38 File 9671

WARRANTY DEED

BOOK 8218 PAGE 567

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MARY B. BEASLEY	LEADER FEDERAL BANK FOR SAVINGS	Map 143-6-A
(NAME)	(NAME)	
624 Valley Trace Court	P.O. Box 2926	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Memphis, Tennessee 38101	Fld. Bk. 9D78187
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, POLLY K. PITTS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY B. BEASLEY AND THOMAS W. RUTLEDGE , joint tenants with right of survivorship

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. 24 on the Plan of Phase Two Harpeth Trace Estates, as of record in Plat Book 5200, pages 556-558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Polly K. Pitts, unmarried by deed from Beginnings, Inc. of record in Book 7115, page 709, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357, and in Book 6094, page 718; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 556-558, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
OCT 17 9 52 AM '90

IDENTIF. REFERENCE

65347

0711 10/17 0101 03CHECK 625.75

unimproved (XX)
This is improved ( ) property, known as 624 Valley Trace Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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, 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 (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of October, 1990.

~~POLLY K. PITTS~~ Polly K. Pitts

STATE OF TENNESSEE,
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, POLLY K. PITTS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of October, 1990.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 90

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

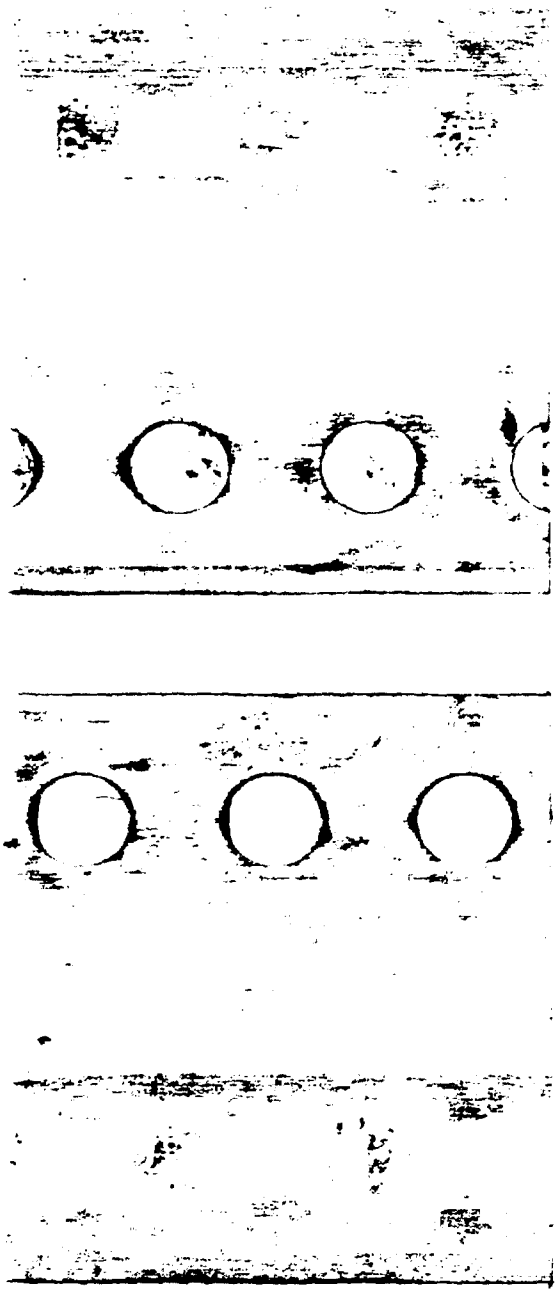
POLLY K. PITTS

TO

MARY B. BEASLEY AND THOMAS W. RUTLEDGE

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 187500.00

CON TX 618.75

PRFEE 1.00

WHFEE 6.00

TOTAL 625.75

CHECK 625.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/90 01 09:53 0001 0711

65347.

IDENTIF. TREFERENCE

OCT 17 9 52 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364906