FILE BOX 9

BOOK 8245 PAGE 714

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Andrea Beaudet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 1990.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

*from unconfirmed information furnished by the parties

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney *
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Beaudet (NAME)	New Owner (NAME)	MAP 104-12
1933 20th Avenue So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 114
Nashville, TN 37212 (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, WE, Nancy F. Crecraft and Miriam S. Fox,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea Beaudet, unmarried,

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:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said Lot No. 71 fronts 65-1/2 feet on the westerly side of 20th Avenue South and runs back 159 feet on the northerly line and 159 feet on the southerly line to an alley, measuring 66 feet thereon.

Being the same property conveyed to Nancy F. Crecraft and Miriam S. Fox, by Trustee's Deed from Blakely D. Matthews, Successor Trustee, of record in Book 8223, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

1145 11/29 0101 03CHECK 262.75

75733

IDENTIF. REFERENCE

Nov 29 3 43 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 1933 20th Avenue So., Nashville, TN 37212
(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 9th day of November, 1990

Nancy F. Crecraft

Miriam S. Fox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Nancy F. Crecraft

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 9th day of November 19 90

Commission expires 7/13/91

John V. Adams Notary Public

STATE OF Delaware
County of Sussex

Before me, Clara C. Maloney, a Notary Public within and for the State and County aforesaid, personally appeared Miriam S. Fox the bargainor, with whom I am personally acquainted and who upon her oath acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Milford, DE. 19963 on this the 20th day of November, 19 90

My commission expires MY COMMISSION EXPIRES JUNE 27, 1992

Clara C Maloney
Notary Public

WARRANTY DEED

FROM Nancy F. Crecraft and Miriam S. Fox

TO Andrea Beaudet

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam S. Fox to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same as her free act and deed.

Witness my hand and official seal at _____ this the _____ day of November, 1990.

COMMISSION EXPIRES:

_____

_____
NOTARY PUBLIC

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	77500.00
CON TX	255.75
PRFEE	1.00
WDEED	6.00
TOTAL	262.75
CHECK	262.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/29/90 01 15:43 0001 1145

75733

IDENTIF. REFERENCE

Nov 29 3 43 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 377105