FORM No. WD-1

BOOK 8274 PAGE 64

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary D. Beaty	First Republic Mortgage	84-12 27
(NAME)	(NAME)	
2513 Lincoya Court	6012 Wilmington Pike	3DZ 68825
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Dayton, Ohio 45459	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Katha C. Hughes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Beaty and wife, Martella R. Purcell-Beaty

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. 4 on the Plan of Addition to Lincoya Hills, as of record in Book 3106, page 66, Register's Office for said County.

Said lot fronts 85.47 feet on the south side of Lincoya Court and runs back 197 feet on the west line and 205.37 feet on the east line to a dead line in the rear on which it measures 132.6 feet.

Being the same property conveyed to Marvin H. Hughes and Katha C. Hughes, as joint tenants with the right of survivorship, by deed of record in Book 3640, page 69, said Register's Office, the said Marvin H. Hughes having since died.

Subject to restrictions of record in Book 3315, page 5, said Register's Office.

8 5 3 4 5

IDENTIF. REFERENCE

JAN 11 11 55 AM '91

FEE $ ... DAVIDSON COUNTY TN.

This is unimproved ( ) improved (xx) property, known as 2513 Lincoya Court, Nashville, TN 37214
(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 my hand this 9th day of January 19 91

Katha C. Hughes

Katha C. Hughes

BOOK 8274 PAGE 65

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katha C. Hughes, unmarried

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 January 19 91

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov 21 1993

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he / they) 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

Katha C. Hughes, unmarried

TO

Gary D. Beaty and wife, Martella R. Purcell-Beaty

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

4628 01/11 3101 03CHECK 399.70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8274 PAGE 66

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 119000.00
CON TX 392.70
PRFEE 1.00
WDEED 6.00
TOTAL ~~399.70~~
CHECK ~~399.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/11/91 01 10:54 0001 4638

85345

IDENTIF. REFERENCE

JAN 11 10 55 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 388515