BOX 23

File No: 8485-2

BOOK 8461 PAGE 161

Address New Owner:	Send Tax Bills To:	Map/Parcel
Shirley Bean 424 Nesbitt Ln. Madison, TN. 37115	Same	Map 71-16 Par 322

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. D. STEVENS, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto SHIRLEY BEAN, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Thornby Place, of record in Plan Book 332, page 3, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the southerly side of Dayton Avenue, and runs back between parallel lines, with the westerly margin of an alley, 145 feet to an alley.

BEING THE SAME PROPERTY conveyed to J. D. Stevens, an unmarried person, by deed from Larry Hall, Trustee with full power to mortgage, sell or convey without the joinder or disclosure of any beneficiary, of record in Book 7598, Page 87, said Register's Office.

THIS PROPERTY is conveyed subject to the Plan of record in Book 332, Page 3, said Register's Office; Metro Code requirements; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 829 West McKinnie, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said SHIRLEY BEAN, her heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 7 day of October, 1991.

J. D. STEVENS, unmarried

5.3241

TENNESSEE REAL ESTATE TRANSFER TAX
OCT 10 8 09 AM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $6,750.00.

J. D. Stevens
AFFIANT

Sworn to and subscribed before me this 7th day of October, 1991.

Jim D. Coleman
NOTARY PUBLIC

My commission expires: 3-3-92.

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 1991.

Jim D. Coleman
NOTARY PUBLIC

My commission expires: 3-3-92.

Prepared By:
David Coleman
Attorney at Law
9000 E. Church St. B-102
Brentwood, TN 37027

1566 10/10 0101 03CHECK 31.97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 163

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 6750.00
				CON TX 24.97
				PRFEE 1.00
				WDEED 6.00
				TOTAL 31.97
				CHECK 31.97

10/10/91 01 08:11 0001 1566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3 2 4.1

IDENTIFICATION

Oct 10 8 09 AM 91

No.466353