Box 58

BOOK 8513 PAGE 347

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Roscoe R. Beaty and wife,
Earline H. Beaty
1811 Cedar Lane
Nashville, TN 37212

SEND TAX BILLS TO:
SAME

MAP 117-04
Parcel 322
16DA 00590

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THREE **THOUSAND ($83,000.00) DOLLARS**, MARGARET SHOOK, a widow, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **ROSCOE R. BEATY and wife, EARLINE H. BEATY**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in the 7th Civil District of Davidson County, Tennessee, being part of a 97.71 acre tract conveyed to Walter Stokes, by deed from Nashville & American Trust Company, dated May 25, 1936, of record in Book 1001, page 135, Register's Office for said County, and being part of Lot No. 1, on the Plan of the A.B. Montgomery Lands, of record in Plan Book I, page 22, of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the southerly margin of Cedar Lane or Ellenway Avenue 370 feet southeast of the southeast intersection of Battery Place and Cedar Lane or Ellenway Avenue, being the northeast corner of the property conveyed to T.R. Deehan, Jr., by deed of record in Book 1196, page 91, said Register's Office; thence with Deehan's east line southerly 160 feet, more or less, to a point in the north margin of a 15 foot alley shown on the Plan of Belmont Terrace Annex No. 4, of record in Book 974, page 97, said Register's Office; thence southeasterly with the north margin of said alley 123 feet, more or less, to a point, the southwest corner of the property conveyed to T.C. Woollard, by deed of record in Book 1079, page 615, said Register's Office; thence with Woollard's West line northerly 160 feet, more or less, to a point in the southerly margin of Cedar Lane or Ellenway Avenue, Woollard's northwest corner, said point being 175 feet more or less west of the northwest corner of Lot No. 72, as shown on the Plan of Belmont Terrace, as of record in Book 421, page 101, said Register's Office; thence westerly with the southerly margin of Cedar Lane or Ellenway Avenue 105 feet 9 inches more or less to the point of beginning.

BEING the same property conveyed to Henry Shook, Jr. and wife, Margaret Shook, by deed from Frank Schindler and wife, Nellie W. Schindler, of record in Book 4573, page 50, Register's Office for Davidson County, Tennessee. The said Henry Shook, Jr., having since died.

7:12 88

TENNESSEE REFERENCE

Dec 23 10 33 AM '91

12/23 0101 03CHECK 314.10

This is improved property known as 1811 Cedar Lane, Nashville, Tennessee 37206.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her 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.

WITNESS my hand this 21st day of ~~October~~, 1991.

Margaret Shook
MARGARET SHOOK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET SHOOK**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of ~~October~~, 1991.

Patricia D. Edwards My Commission Expires: 11/27/93
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **EIGHTY THREE THOUSAND ($83,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Roscoe R. Beaty
AFFIANT

SWORN to and **SUBSCRIBED** before me this 16th day of ~~October~~ December, 1991.

Ellen B. Waddell My Commission Expires: 5/20/92
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 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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 6.00
TOTAL 314.10
CHECK 314.10

12/23/91 01 10:35 0001 4721

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1288

IDENTIFICATION

DEC 23 10 33 AM '91

No. 487199