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Lay 38

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.

William I. Beaty *
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 92

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Ave. North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
WILLIAM I. BEATY (NAME)	WILLIAM I. BEATY (NAME)	83-2-159
1030 Seymour Avenue (STREET ADDRESS OR ROUTE NUMBER)	1030 Seymour Avenue (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37206 (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 MARIE STEWART WAGGONER, AS TO A 3/4 UNDIVIDED INTEREST AND ADRIENNE DONNA WAGGONER RAPP, AS TO A 1/4 UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM I. BEATY AND WIFE, DOROTHY D. 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:

(SEE ATTACHED EXHIBIT "A")

66923.

IDENTIFICATION REFERENCE

NOV 20 3 43 PM '92

JAY WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 307 Chapel Avenue Nashville, Tennessee 37206
(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 20th day of November, 19 92

NANCY MARIE STEWART WAGGONER

ADRIENNE DONNA WAGGONER RAPP

STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Marie Stewart Waggoner and Adrienne Donna Waggoner Rapp

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 19 92.

NOTARY PUBLIC AT LARGE

Commission Expires 1/22/95

Jo Ann Smith Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

7594 11/20 0101 03CHECK 131.40

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 - 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

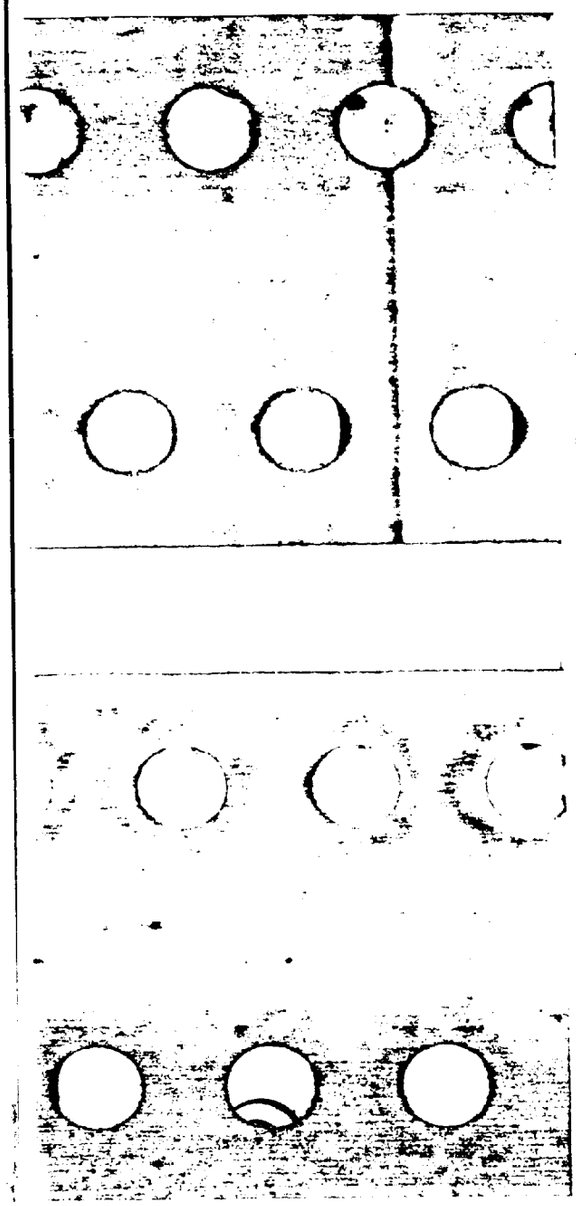
EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue, at a point 119 feet 2 inches south of the southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the westerly margin of said Avenue, southwardly 72 feet 4 inches to the northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office; thence with the northerly line of said Dyche property westwardly 200 feet to a post; thence northwardly 45 feet 2 inches to the southwest corner of said Vantrease property; thence with the southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on said unrecorded plan at a point 68 feet 3 inches west of the westerly margin of Chapel Avenue, as measured along said dividing line; thence southwardly parallel with Chapel Avenue 7 feet; thence eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3, at a point 45 feet west of the westerly margin of Chapel Avenue as measured along said dividing line, continuing in an easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to C. E. Stewart and wife, Mary Cecil Stewart, by deed from Harry G. Nichol, a widower, of record in Book 1285, page 508, said Register's Office, the said C. E. Stewart having predeceased Mary Cecil Stewart and the Will of Mary Cecil Stewart of record in Will Book 175, page 414, Probate Court Clerk's Office, and of record in Book 8687, page 59, said Register's Office, having devised the subject property to Nancy Marie Stewart Waggoner, as to an undivided 3/4 interest and Adrienne Donna Waggoner Rapp, as to an undivided 1/4 interest.



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 32000.00
				CON TX 118.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 131.40
				CHECK 131.40

11/20/92 01 15:41 0001 9694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 9 2 3

IDENTIFICATION REFERENCE

Nov 20 3 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 593436