3.0264

IDENTIFICATION REFERENCE

JUN 15 11 24 AM '93

DAVIDSON COUNTY, TN

MAIL ENV.

This instrument prepared by:
William S. Carman, Sr., Attorney
136 Fourth Avenue N.
Franklin, Tn 37064
No #012591
Telephone (615) 791-0067

NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Charles A. Bean and Janet L. Bean 4723 Timberhill Court Nashville, TN 37211	same	Map 132 Group 16-0 Parcel 014.0

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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7498 06/15 0101 03CHECK 364.20

The actual consideration or value, whichever is greater, for this transfer is $96000.00.

Charles Anthony Bean
AFFIANT

Sworn to and subscribed before me
this 11th day of June, 1993.

Debbie Ruffner
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 24, 1993

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Marshall William Moser, Jr., Trustee, hereinafter called the **"Grantor"**, have bargained and sold and by these presents do transfer and convey unto Charles A. Bean and wife, Janet L. Bean, hereinafter called the **"Grantee"**, their heirs and assigns (its successors and assigns), a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot no. 789 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for said County. Said Lot No. 789 fronts 39.27 feet on the easterly side of Timberhill Court Turnaround, and extends back 123.62 feet on the northerly line and 192.92 feet on the southwesterly line, to a dead line in the rear, which is a broken line, and measures 218.06 feet.

Being the same property conveyed to M. W. Moser and wife, Mary Elizabeth Moser by deed from Andrew Ewing, Trustee of record in Book 3678, Page 209, Register's Office for Davidson County, Tennessee, the said M. W. Moser and wife, Mary Elizabeth Moser both being deceased, and property is vested in heir, Marshall William Moser, Jr., who was duly appointed Executor of the estate of M. W. Moser, a widower, of record in Minute Book 295, Page 636 and Will Book 149, Page 639, and later appointed Successor Trustee by Probate Court Docket Number 75881, Dated 11-16, 1987, Probate Clerk's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, their heirs, successors and assigns against the lawful claims of all persons whosoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, I have set my hand on the date set forth hereinbelow.

June 11, 1993
DATE

Marshall William Moser, Jr.
Trustee, Executor.
Patricia H. Moser

STATE OF TENNESSEE

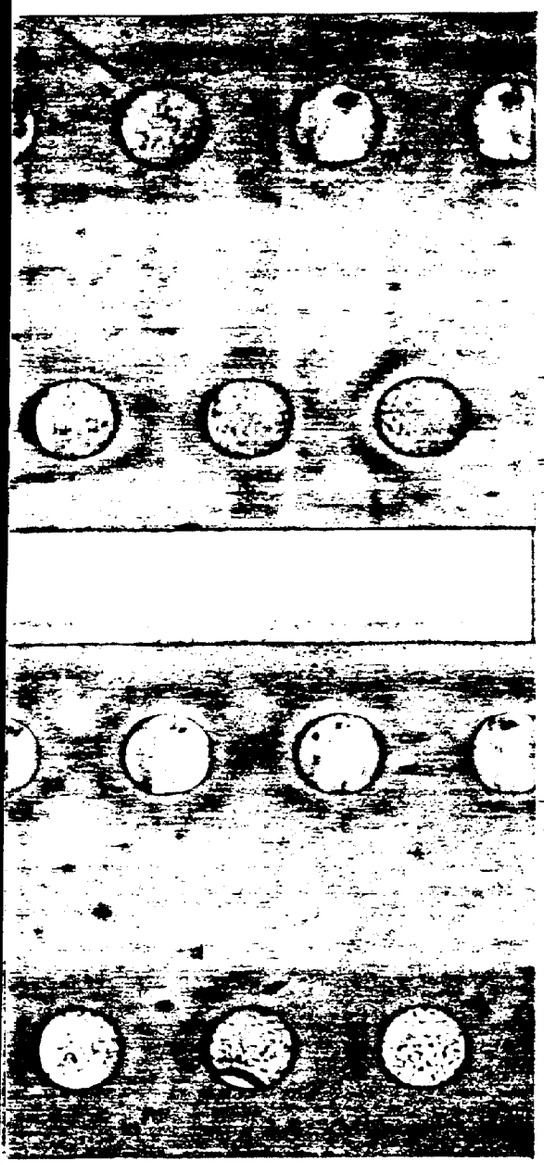
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Marshall William Moser, Jr., 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 within named bargainor, and that he executed the foregoing instrument for the purpose therein contained by signing his name as Grantor.

Witness my hand and seal, at office in Franklin, Tennessee, this 11th day of June, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 24, 1993



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

RECEIVED OF _____

FOR _____

BOOK 8981 PAGE 719

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 8.00
TOTAL 364.20
CHECK 364.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/93 01 11:21 0001 7498

3.02.64

IDENTIFICATION REFERENCE

JUN 15 11 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 662775