56

BOOK 9163 PAGE 810

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

93 NOV 24 PM 3:14

REGISTER
DAVIDSON COUNTY, TN

89644

IDENTIF. → REFERENCE

THIS INDENTURE, made and entered into as of the **22nd** day of **November, 1993** by and between

The Estate of Paul H. Beasley ,

hereinafter referred to as Grantor, and

Robert H. Cherry, Jr. and Gloria J. Cherry, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee Being Lot No 39, on the map of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Harding Place at the corner of Lots 38 and 39; thence with the line between said lots, northerly 294 feet to the south line of Lot 40; thence with the line between Lots 39 and 40, westerly 196.3 feet to the east margin of Belmont Park Terrace; thence with the margin of the same, southerly 248.7 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the north margin of Harding Place; thence with the margin of the same, easterly 165 feet to the point of beginning.

Being the same property conveyed to Paul H. Beasley and wife Dorothy A. Beasley, by deed of record in book 2335, page 145, Register's Office for Davidson County, Tennessee, the said Dorothy A. Beasley having predeceased Paul H. Beasley. Paul H. Beasley having subsequently died and his last will and testament of record in Will Book 173, page 602, Probate Court for Davidson County, Tennessee directs the sale of this property by the undersigned co-executors.

2669 11/24 0101 03CHECK 490.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

The Estate of Paul H. Beasley

BY: John Robert Evans
John Robert Evans, Sr.
Co-Executor

BY: Cecelia Asmus Evans
Cecelia Asmus Evans
Co-Executor

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, John Robert Evans, Sr., and Cecelia Asmus Evans, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **November, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

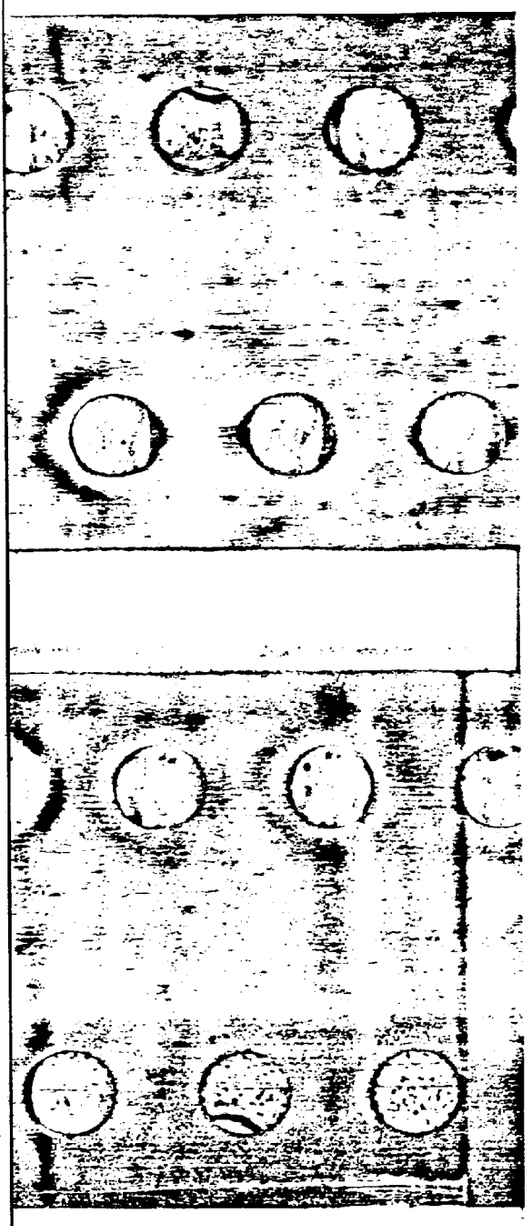
Robert H Chung Jr.
Affiant

Subscribed and sworn to before me this **22nd** day of **November, 1993**.

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Leader Federal Bank for Savings 158 Madison Ave. Memphis, TN 38103	1216 Harding Place Nashville, TN 37215 MAP PARCEL NUMBER 131-11-32



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
130000.00
CON TX 481.00
PRFEE 1.00
WRFEE 8.00
TOTAL 490.00
CHECK 490.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89644
IDENTIF. ↑ REFERENCE

93 NOV 24 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

11/24/93 01 15:15 0001 2669

No. 726389