59920 SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

IDENTIF. ↑ REFERENCE

94 JUN 10 AM 10:39 6873 06/10 0101 03CHECK 564.00
FELIX J. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
John L. Beyer and Natalie J. Beyer
4615 Churchwood Drive
Nashville, Tennessee 37220

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 132-14
GROUP
PARCEL 19

WARRANTY DEED

BOOK 9375 PAGE 143

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John L. Bingham, Trustee of the John L. Bingham Living Trust, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Beyer and wife, Natalie J. Beyer, 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:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, as follows:
>
> Said Lot No. 97 fronts 121 feet on the westerly side of Churchwood Drive and runs back between lines measuring 397.3 feet on the southerly line and 333.95 feet on the northerly line to a dead line in the rear on which it measures 190 feet.
>
> Being the same property conveyed to John L. Bingham, Trustee of the John L. Binham Lving Trust, by Quitclaim Deed from John L. Bingham, as of record in Book 8697, page 327, Register's Office for Davidson County, Tennessee.

This is improved property known as 4615 Churchwood Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Sanitary sewer and/or strom drainage easement of record in Book 7043, page 197, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Beyer and wife, Natalie J. Beyer, their heirs and assigns, forever; and I, John L. Bingham, do covenant with the said Grantees that I am 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 I do further

covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of June, 1994.

John L. Bingham, TTE
John L. Bingham Trustee of the John L. Bingham Livng Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John L. Bingham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of June, 1994.

R. L. MOORE NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

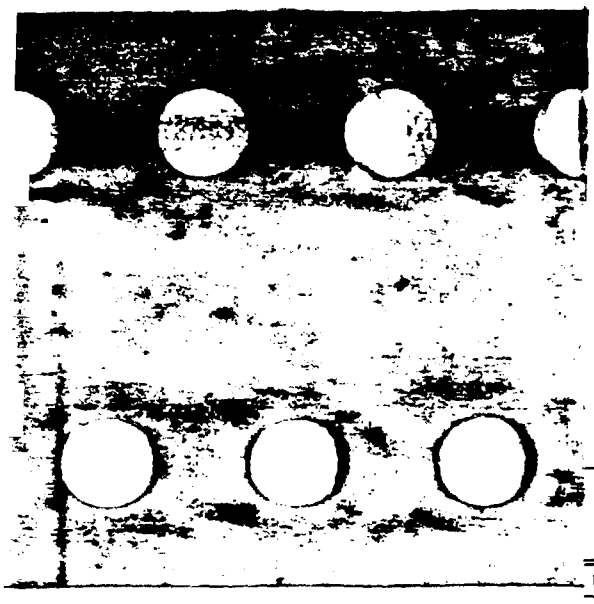
The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

Natalie J. Beyer 6/9/94
AFFIANT

Subscribed and sworn to before me this 9th day of June, 1994.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996



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

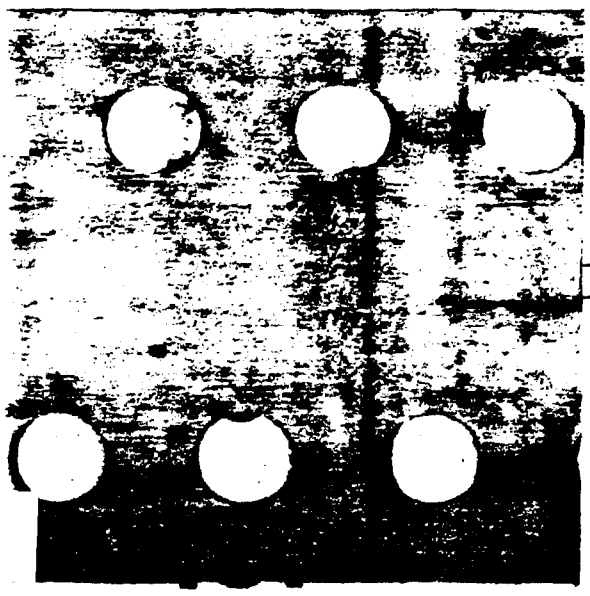
RECEIVED OF _____

FOR _____

BOOK 9375 PAGE 145

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
			CAM:	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
06/10/94	01		10:39 0001	4872



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59920
IDENTIF. ↑ REFERENCE

94 JUN 10 AM 10: 39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 801628