53

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 41,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th day of August 19 94
Notary Public
MY COMMISSION EXPIRES: 5-15-95
(AFFIX SEAL)

WILLIAMSON COUNTY TENN. NOTARY PUBLIC LYNOE A. LEHMAN

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen G. Beaver (NAME)	PNC Mortgage Corp. of America (NAME)	81-1-26
1908 Hailey Avenue (ADDRESS)	440 North Fairway Drive (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	

FOR AND 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, The Estate of Keron Wilkinson Bryant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen G. Beaver and wife, Mary L. Beaver

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:

Being Lot No. 54 and part of Lot No. 55 on the map of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for said County, being a triangular lot and Lots Nos. 29 and 30 of Block "A" on an unrecorded plan of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux.

According to said unrecorded plan, said triangular lot fronts 96.8 feet on the southeasterly side of Haley Avenue and runs back 179.5 feet on the northeasterly line and 150 feet on the southwesterly line.

According to said unrecorded plan, said Lots Nos. 29 and 30 front together 50 feet on the southeasterly side of Haley Avenue and run back 150 feet on the northeasterly line and 151.4 feet on the southwesterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to C. S. Bryant and wife, Keron B. Bryant by deed from Marshall Link Smith and wife, Margaret Naomi Smith, of record in Book 2148, page 179, Register's Office for Davidson County, Tennessee. The said Keron B. Bryant having since died and being predeceased by C. S. Bryant. Will of Keron Wilkinson Bryant of record in Will Book 187, page 558, said Register's Office.

Keron B. Bryant and Keron Wilkinson Bryant are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1908 Hailey Avenue, Nashville, Tennessee 37218
(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 my hand this 26th day of August 19 94

The Estate of Keron Wilkinson Bryant
By: Louise Cochran Administratrix - CTA
Louise Cochran, Administratrix-CTA

BOOK 9449 PAGE 793

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Louise Cochran and _____ with whom I am personally acquainted and who upon ~~his~~/her oath(s) acknowledged herself to be the Administratrix-CTA and N/A respectively of the The Estate of Keron Wilkinson the within named bargainor, ~~and corporation~~, and that She as such Administratrix-CTA and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Louise Cochran as such Administratrix-CTA, and attesting the same by the said N/A as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 26th day of August 1994

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires 11/7/95

Notary Public

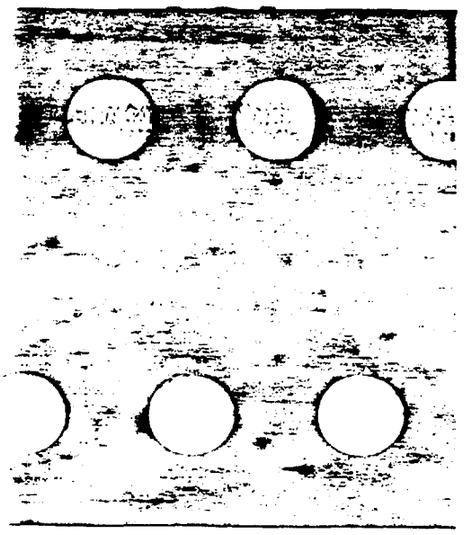
85997

IDENTIF. ↑ REFERENCE

94 AUG 30 AM 9:12

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

3153 08/30 0101 03CHECK 160.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

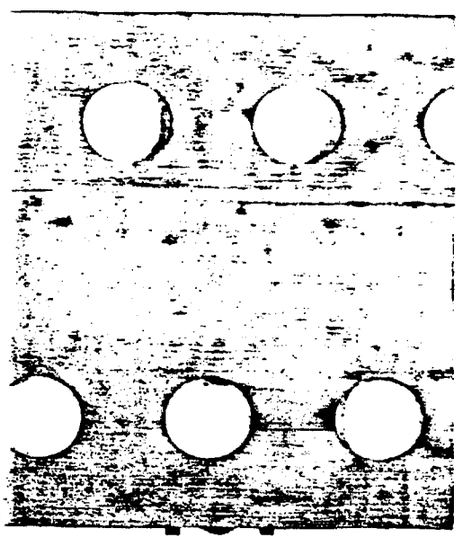
RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 794

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 41000.00
CON TX 151.70
PRFEE 1.00
MFEE 8.00
TOTAL 160.70
CHECK 160.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/94 01 09:12 0001 3163

85997
IDENTIF. ← REFERENCE

94 AUG 30 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829554