BOOK 9476 PG 844

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35729)
Dav. Co. File: Box 8

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 47500.00

Affiant

Sworn and subscribed before me this 26th day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Bradley M. Verdugo 4637 Long Branch Antioch, TN 37013	First Tennessee Bank National Association P.O. Box 351 Memphis, TN 38101	148-08-209 02DU 70508

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Nellie Jane Beasley and Michael D. Beasley,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley M. Verdugo, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Section Eight, Terragon Trails, of record in Book 5200, page 41, Register's Office for said County.

SAID Lot No. 26 fronts 60.0 feet on the southwesterly margin of Long Branch and extends back 127.07 feet on the northwesterly line and 133.90 feet on the southeasterly line to a dead line in the rear, measuring 65.73 feet thereon.

BEING the same property conveyed to Nellie Jane Beasley and Michael D. Beasley, both unmarried as join tenants with rights of survivorship, not as tenants in common, by deed from David L. Howard and wife, Jo Ann W. Howard of record in Book 7016, page 525, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5273 Page 656 said Register's Office, and to the matters set forth in the referenced Plan of record.

94643 IDENTIF. & REFERENCE

94 SEP 28 AM 9: ELIA ... REGISTER DAVIDSON COUNTY, TENN.

This is improved property, known as: 4637 Long Branch, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 1994.

Nellie Jane Beasley
Nellie Jane Beasley

Michael D. Beasley
Michael D. Beasley

State of Tennessee
County of Davidson

On this 26th day of September, 1994, before me the undersigned authority, personally appeared **Nellie Jane Beasley** and **Michael D. Beasley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

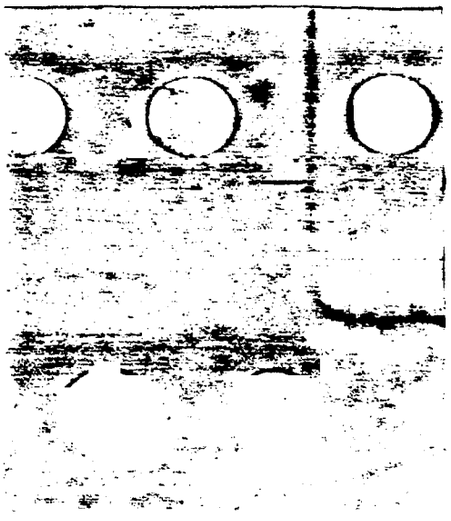
CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

2498 09/28/94 01:03PM CHECK 184.75





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

RECEIVED OF _____

FOR _____

BOOK 9476 PG 845

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	47500.00
CTX	175.75
PRFEE	1.00
WDEED	8.00
TOTAL	184.75
CHECK	184.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/28/94 01 09:44 0001 2498

94643
IDENTIF. & REFERENCE

94 SEP 28 AM 9:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 838760