0130925

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

95 DEC 11 AM 11:14
[illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
CHESTER H. BEATY, JR.	MAP 51-11, PARCEL 2
1219 Acre Trail	
Madison, TN 37115	
SEND TAX BILLS TO:	
SAME	

BOOK 9881 PG 836

7045 12/11 0101 03CHECK 8.00

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 8th DAY OF December, 1995.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF Dec., 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-19-99

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including love and affection, the receipt and sufficiency of which are hereby expressly acknowledged, I, MELBA L. BEATY, A WIDOW, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto MY SON, CHESTER H. BEATY, JR., his successors, heirs and assigns, all of MY right, title and interest (subject to a life estate as stated below) in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

BEING Lot No. 47 on the Plan of Oakland Acres, Section IV, as of record in Book 2133, page 19, Register's Office for said County, described as follows:

Beginning on the easterly margin of Acre Trail at the corner of Lot Nos. 46 and 47; thence with the line between said two lots, eastwardly 217.1 feet to a concrete monument; thence south 8 degrees 09' west 232 feet to a concrete monument on the northerly margin of Freda Villa; thence with the northerly margin of Freda Villa, westwardly 119 feet to a concrete monument; continuing with the northerly margin of Freda Villa, westwardly 22 feet to a concrete monument on the easterly margin of Acre Trail; thence with said Trail northwardly 163.7 feet to a concrete monument, continuing

with the easterly margin of said Trail, northwardly 24.3 feet to the beginning.

Being the same property conveyed to Chester H. Beaty and wife, Melba L. Beaty, by Warranty Deed from Charles H. Young and wife, Jewel I. Young, of record in Book 2290, page 99, Register's Office for Davidson County, Tennessee, the said Chester H. Beaty having since died, the property vests by operation of law solely in his surviving spouse, Melba L. Beaty, the Grantor herein.

This is improved property known as 1219 Acre Trail, Madison, TN 37115.

Grantor reserves unto herself a life estate in and to the above-described property for and during her lifetime.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of Dec., 1995.

Melba L. Beaty
MELBA L. BEATY

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELBA L. BEATY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8th day of December, 1995.

Ella W. Woodall
NOTARY PUBLIC

My commission expires: 9/6/97

ELLA W. WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN