6

BK. 10021 PG 416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alford E. Staton (NAME)	Alford E. Staton (NAME)	72-12-1
1701 Hanover Road (ADDRESS)	1701 Hanover Road (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN. 37216 (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, Connell D. Beasley and wife, Jeannie K. Beasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alford E. Staton, a single person

CDB. W/JKB.

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 the westerly 59 feet of Lot No. 63 on the Map of Waters Place, of record in Book 332, pages 136 and 137, of the Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 63 fronts 59 feet on the northerly side of Hanover Road or Avenue and runs back 134 feet on the westerly line along the easterly margin of an alley and runs back 172.9 feet on the easterly line to the southerly margin of an alley in the rear on which it measures 70.6 feet, more or less.

Being the same property conveyed to Connell Danny Beasley by QuitClaim Deed from Glenda Faye Brown of Record in Book 9801, Page 607 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, and easements of record.

[illegible] 136 60

unimproved ( )
This is improved (X) property, known as 1701 Hanover Road, Nashville, TN 37216
(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 our hand s this 8th day of April 19 96

Connell D. Beasley
Connell D. Beasley

Jeannie K. Beasley by Connell D Beasley Atty in Fact
Jeannie K. Beasley

BOOK 10021 PG 417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connell D. Beasley and wife, Jeannie K. Beasley

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 19 96.

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

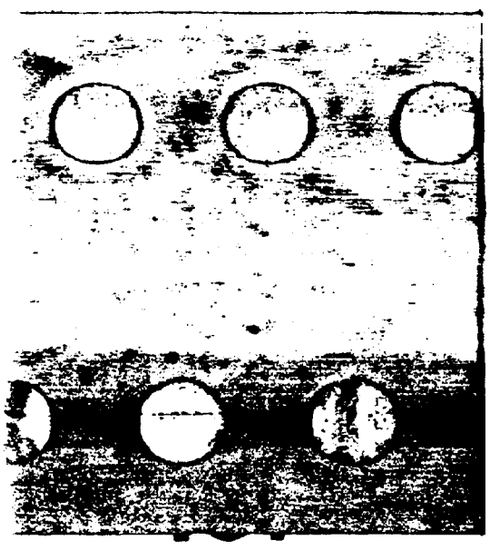
Notary Public

0173256
IDENTIFICATION REFERENCE

96 APR 19 PM 3:01

DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10021 PG 418

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
			DEED	48000.00
			[illegible]	172.50
			PRFEE	1.00
			MDEED	3.00
			TOTAL	136.50
			DEED	136.50
[illegible] APR 96		01	15:03	0001 2543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173256
IDENTIF. ↑ REFERENCE

96 APR 19 PM 3:01
REGISTER
DAVIDSON COUNTY, TN.

No. 1030480