BOOK 10227 PG 730

0236936

IDENTIF. ↑ REFERENCE

mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

MAIL ENV.
96 OCT 17 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Troy L. Beavers
2214 Belmont Boulevard
Nashville, TN 37212

MORTGAGEE:
First Bank & Trust
1213 West Main Street
Lebanon, TN 37087

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 104
Group 160
Parcel 357.00

WARRANTY DEED

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, **Jerry W. Owens, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Troy L. Beavers, unmarried,** 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 northerly 33 feet front of Lot No. 124, and the southerly 17 feet front of Lot No. 125 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.
>
> Beginning on the easterly margin of Belmont Boulevard 50 feet north of the southwest corner of Lot 124; thence eastwardly parallel with and 50 feet north of the southerly line of said lot, 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to a point 10 feet north of the southeast corner of said Lot No. 125; thence westwardly 186 feet, more or less to the easterly margin of Belmont Boulevard, at a point 17 feet north of the southwest corner of said Lot No. 125; thence with the easterly margin of said Boulevard, southwardly 50 feet to the beginning.
>
> Being the same property conveyed to Jerry W. Owens, by deed from Ruth H. Moore, widow, as of record in Deed Book 10034, page 594, Register's Office for Davidson County, Tennessee.

This is improved property known as 2214 Belmont Boulevard, Nashville, Tennessee 37212.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, and easements, covenants and conditions as shown on the Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between

the parties and will be paid by the Grantees.

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 hands this 16th day of October, 1996.

JERRY W. OWENS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry W. Owens**, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 03-22-97

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $258,000.00.

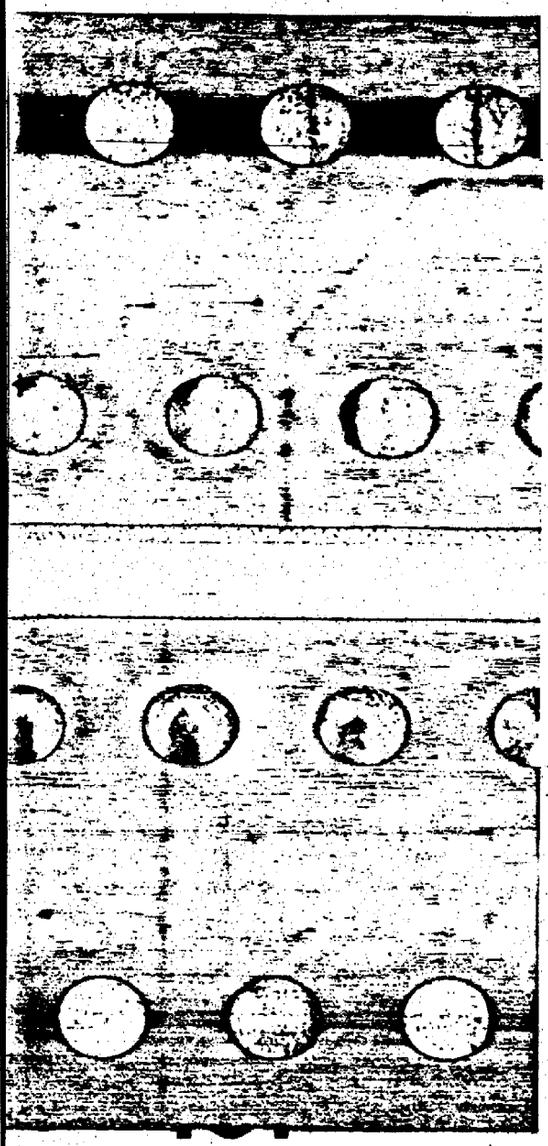
AFFIANT

Subscribed and sworn to before me this 16th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 03-22-97

0890 10/17 0101 03CHECK 963.60



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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 732

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
				258000.00
				CON TX 954.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 963.60
				CHECK 963.60
			10/17/96	01 09:46 0001 0890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236936
IDENTIF. ↑ REFERENCE

96 OCT 17 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1077919

No. [redacted]