Box 8-jb

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38716
Dav. Co. File: Box 8

97 APR -2 AM 11:23
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0289826

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Kyle W. Kinloch<br>Mary L. Henry Kinloch<br>4302 Harding Place<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 130-7-40**

BOOK 10401 PG 246

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 282000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas C. Beach and spouse, Roberta R. Beach,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle W. Kinloch and spouse, Mary L. Henry Kinloch,** 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 the same southerly part of Lot No. 190 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Lynwood Boulevard at the southeast corner of the property conveyed to Martin Glazor by deed from Estelle E. Friedman of record in Book 1643, Page 283, said Register's Office; thence westwardly 273.7 feet to an iron pin; thence southwardly 154.7 feet to an iron pin in the northerly margin of Harding Place; thence with said Place eastwardly 122 feet to the beginning of a curve in Lynwood Boulevard; thence around said curve and with the westerly margin of Lynwood Boulevard northeastwardly 253.6 feet to the beginning.

BEING the same property conveyed to Thomas C. Beach and wife, Roberta R. Beach by deed from James W. Bilyeu and wife, Wadean H. Bilyeu of record in Book 8948, Page 44, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
**This is improved property, known as:** 4302 Harding Place, Nashville, Tennessee 37205

**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 31st day of March, 1997.

Thomas C. Beach

Roberta R. Beach

BOOK 10401 PG 247

**State of Tennessee**
**County of Davidson**

On this 31st day of March, 1997, before me the undersigned authority, personally appeared **Thomas C. Beach** and **Roberta R. Beach**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

4344 04/02 0101 03CHECK 1052.40

**AFFIDAVIT**

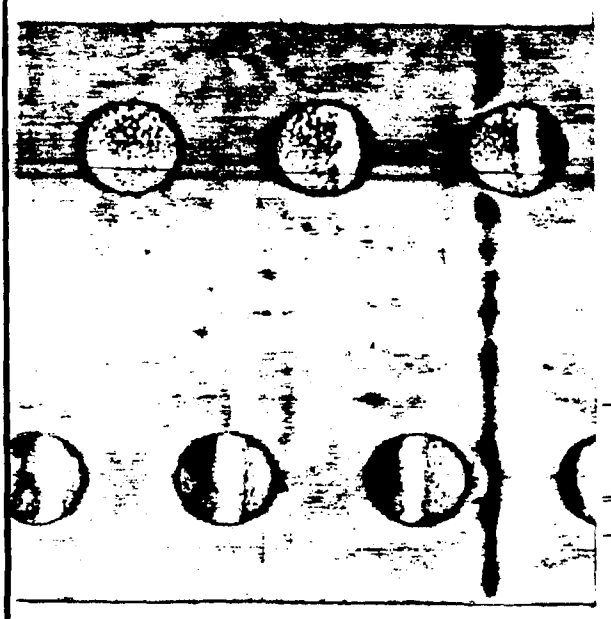
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 282000.00

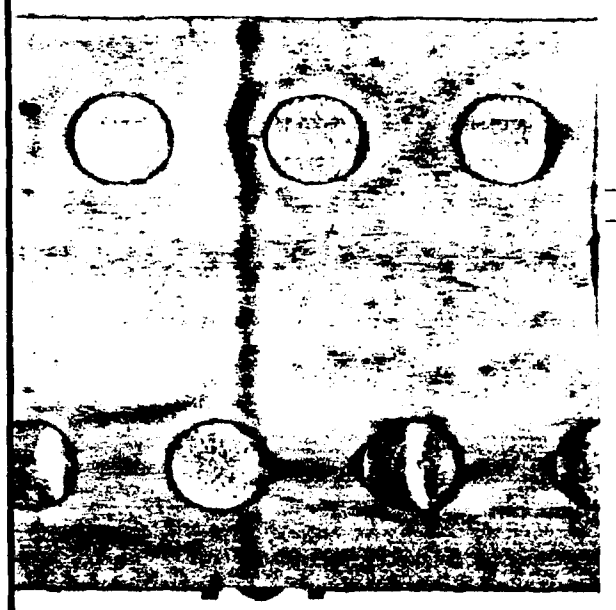
Thomas C. Beach
Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10401 PG 248

| | | |
|---|---|---|
| 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 282000.00
CON TX 1043.40
PRFEE 1.00
WDEED 8.00
TOTAL 1052.40
CHECK 1052.40

04/02/97 01 11:26 0001 4344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02898826
IDENTIF. ↑ REFERENCE

97 APR -2 AM 11:23
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1134605