35

WARRANTY DEED

File No: 00281193

BOOK 10449 PG. 26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Beattie	First American Nat'l Bk	Map 104-13F
[NAME]	[NAME]	
132 Brighton Close	550 Metroplex Drive	Parcel 132
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN ~~37215~~ 37205	Nashville TN 37211-7278	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

9256 05/09 0101 03[illegible] 1:0[illegible]

Albert Duling III and wife, Judi P. Duling

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Beattie and wife, Melissa C. Beattie

the Grantees herein, their (successors). heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

97 MAY -9 AM 10:09
PAT WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE

0303271

STATE OF State } The actual consideration or value which ever is greater.
COUNTY OF Williamson } for this transfer is $ 430,000.00

Subscribed and sworn to before me. this the 6TH day of MAY, 19 97.

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

Unimproved ( )
This is improved (X) property known as 132 Brighton Close, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 6TH day of MAY, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert Duling, III

Judi P. Duling

STATE OF State
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Albert Duling III and wife, Judi P. Duling

the within named 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 Williamson COUNTY, State, this 6TH day of MAY, 19 97.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

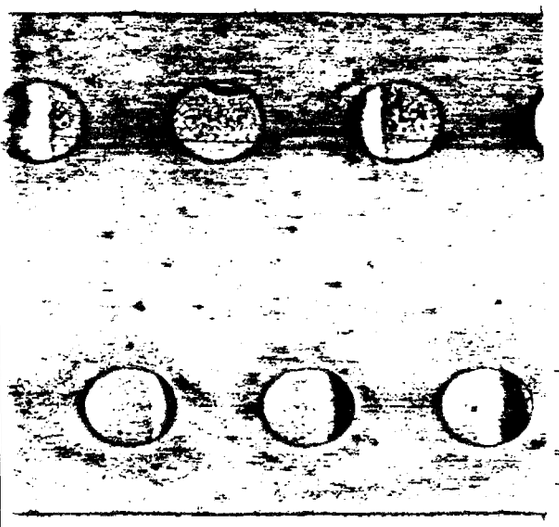
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

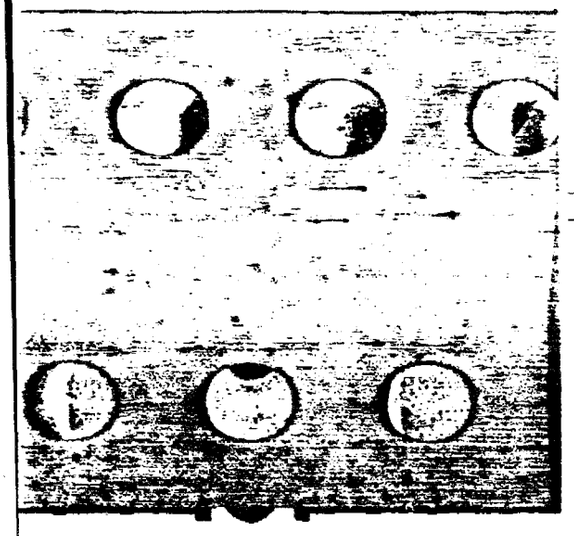
EXHIBIT "A"

BOOK 10449 PG 28

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Brighton Close, Phase II, of record in Book 7900, page 752, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Albert Duling, III and wife, Judi P. Duling by General Warranty Deed from Brighton Close, Ltd., Limited Partnership, of record in Book 9465, page 350, Register's Office for Davidson County, Tennessee.





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

BOOK 10449 PG 29

RECEIVED OF _____

FOR _____

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 430000.00
CON TX 1591.00
PRFEE 1.00
WDEED 12.00
TOTAL 1604.00
CHECK 1604.00

05/09/97 01 10:12 0001 9256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

030327 IDENTIF. ↑ REFERENCE

97 MAY -9 AM 10:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149306