BOOK 10464 PG 731

PREPARED BY (AND RETURN TO):

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W & I Ref: (jb) Title No: 38903
Dav. Co. File: Box 8

97 MAY 23 AM 11:57
REGISTER
DAVIDSON COUNTY, TN.

0308035
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Helen J. Brown 105 Vaughn's Gap Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 129-05-005

4474 05/23 0101 03CHECK 181.05

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 46500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce R. Beyer and spouse, Denise C. Beyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Helen J. Brown, unmarried,** 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 Lot No. 986 and part of Lot 987 on the plan of West Meade Farms, Inc., Section XVI as of record in Book 2663, Page 56, in the Register's Office for said County.

BEGINNING at a point on the westerly margin of Hathaway Court, said point being the common front corner of Lots 984 and 986, thence in a westerly direction with the line between said 2 lots 312.4 feet to a point; thence in a southwesterly direction with the line between lots 981 and 986, 59.8 feet to a concrete monument being the common rear corner of Lots 981 and 986; thence in a southeasterly direction with the rear line of Lot No. 986 16.0 feet to a concrete monument; thence with the rear line of Lot 986 272.4 feet to a point; thence with the rear line of Lot 986 easterly 496.1 feet to a point being the common rear corner of Lots 986 and 987; thence with the rear line of Lot 987 in a northeasterly direction 125 feet more or less to a point being the southwesterly corner of the property conveyed to Robert L. Smith et ux by deed of record in Book 4844, Page 287, said Register's Office; thence in a northwesterly direction with Smiths' southwesterly line 335 feet more or less to a concrete monument on the easterly margin of Hathaway Court, said point being 60.3 feet northerly along the easterly margin of Hathaway Court from the common front corner of Lots 986 and 987; thence running with the easterly margin of Hathaway Court in a southerly and then westerly direction along the front lines of Lots 987 and 986 164.8 feet to the point of beginning.

BEING the same property conveyed to Bruce R. Beyer and wife, Denise C. Beyer by deed from Jerry P. Arnold and wife, Patricia Arnold of record in Book 9472, Page 764, 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 unimproved property, known as: 986 Hathaway Court, 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 21st day of May, 1997.

Bruce R Beyer
Bruce R. Beyer

Denise C Beyer
Denise C. Beyer

State of Tennessee
County of Davidson

On this 21st day of May, 1997, before me the undersigned authority, personally appeared **Bruce R. Beyer** and **Denise C. Beyer**, 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.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 46500.00

Affiant

Sworn and subscribed before me on the 21st day of May, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10464 PG 736

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 8.00
TOTAL 181.05
CHECK 181.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/23/97 01 12:06.0001 4474

0308035

IDENTIF. # REFERENCE

97 MAY 23 AM 11:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1