This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 10767 PG 741

L&L# 2664-240

ADDRESS NEW OWNER:
Margaret S. Beaty
240 Thistle Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
Farmers and Merchants Bank
322 Main Street
Clarksville, TN 37040

MAP **86-14-A**
GROUP
PARCEL **240**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen B. Sapp and wife, Betsy L. Sapp** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Margaret S. Beaty**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being Unit No. 240, of the Hermitage Meadows Subdivision, Stage 3, of record in Plat Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Stephen B. Sapp and wife, Betsy L. Sapp by deed from Gary L. Phillips and wife, Stephanie Phillips dated June 27, 1995, of record in Book 9716, Page 463, Register's Office for Davidson County, Tennessee.

This is improved property known as 240 Thistle Lane, Hermitage, Tennessee 37076. Possession is to be given on January 23, 1998.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 10767 PG 742

WITNESS our hands this the 22nd day of January, 1998.

Stephen B. Sapp

Betsy L. Sapp

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen B. Sapp and wife, Betsy L. Sapp**, the bargainors, 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 office this 22nd day of January, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4-3-99

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

Margaret S. Beaty
AFFIANT

Subscribed and sworn to before me on this 22nd day of January, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4-3-99

01393202
IDENTIFICATION REFERENCE

98 JAN 26 AM 9:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FILED

5388 01/26 0101 03CHECK 279.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ page 10767 pg 743

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

01/26/98 01 09:59 0001 5388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393202
IDENTIF. # REFERENCE

98 JAN 26 AM 9:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1245990