27B

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Amanda Walker Farris	[Old Kent Mortgage Company	[MAP and PARCEL
[	[Attn: Tax Dept.	[
[628 Joyce Lane	[900 Circle, 75 Parkway, Suite 1550	[61-2 63
[Nashville, TN 37216	[Atlanta, GA 30339	[

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Connell D. Beasley, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amanda Walker Farris, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Gra-Mar Acres, Section 8, as of record in Book 2331, Page 110, Register's Office for said county, described as follows:

Beginning on the southerly margin of Joyce Lane at the corner of lots Nos. 283 and 284; thence with the line between said two lots southwardly 174.7 feet; thence S 83 degrees 45' E 181.74 feet to the westerly margin of Graycroft Avenue; thence with same northwardly 157.44 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 20.08 feet to the southerly margin of Joyce Lane; thence with same westwardly 149.75 feet to the beginning.
Being the same property conveyed to William H. Beasley and wife, Anna Jean Beasley, by deed from Mary M. Waggoner, a widow, of record in Book 6270, Page 302, Register's Office for Davidson County, Tennessee. The said Anna Jean Beasley died on May 10, 1994, leaving William H. Beasley as the sole surviving tenant by the entirety. The said William H. Beasley died intestate on February 1, 1997, whose estate was probated in the Probate Court of Davidson County, Tennessee, Docket No. 97P213. The said William H. Beasley was survived by his only heir at law, Connell D. Beasley. See "Affidavit of Inheritance" recorded simultaneously herewith.

This is property with a common address of 628 Joyce Lane, Nashville, TN 37216.

8669 10/28 0101 03CHECK 362.50

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by Grantor; 2) The plan of record in Book 2331, Page 110, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2536, Page 228, said Register's Office.

Property is conveyed "AS IS."

Jeannie K. Beasley, spouse of Connell D. Beasley, joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

[**STATE OF TENNESSEE**]
[**COUNTY OF DAVIDSON**]
[The actual consideration or value, whichever is greater for this]
[transfer is $95,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 27th day of October, 1998.]
[ ]
[My Commission Expires: 3/23/2002]
[Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **October, 1998.**

Connell D. Beasley by Sheila Kennedy Attorney in fact
Connell D. Beasley

By Sheila Kennedy
Attorney in Fact

Jeannie K Beasley by Sheila Kennedy Attorney in fact
Jeannie K. Beasley

By Sheila Kennedy
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sheila Kennedy,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Connell D. Beasley,** and is authorized by Connell D. Beasley to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith.

Witness my hand and official seal at office, this 27th day of October, 1998.

Notary Public
My Commission Expires: 3/23/2000

CINDY S. SMITH NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sheila Kennedy,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Jeannie K. Beasley,** and is authorized by Jeannie K. Beasley to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith.

Witness my hand and official seal at office, this 27th day of October, 1998.

Notary Public
My Commission Expires: 3/23/2000

CINDY S. SMITH NOTARY PUBLIC

File No. 9810-213.wd

05047114
IDENTIFICATION REFERENCE
98 OCT 28 AM 9:57
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11172 PAGE 984

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 362.50
				CHECK 362.50
			10/28/98 01	09:57 0001 8669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504714
IDENTIF. # REFERENCE

98 OCT 28 AM 9:57

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1363845