BOOK 11192 PAGE 669

WARRANTY DEED

EC21-98-4390

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Tammie Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 98

Beverly J. Heathers
Notary Public

MY COMMISSION EXPIRES: 9-20-99
(AFFIX SEAL)

BEVERLY J. HEATHERS NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A. Smyrna, TN 37167
155 Franklin Rd., Suite 150. Brentwood. TN 37027
1085-C Ft. Campbell Boulevard. Clarksville. TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammie Garrett (NAME)	Mortgage Resources Inc. (NAME)	MAP 61
1124 Eastdale Drive (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	GROUP 11
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	PARCEL 198

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Beaty and wife, Louise Beaty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammie Garrett, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 130 and a part of Lot No. 131 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Eastdale Avenue 12 feet east of the common northerly corner of said Lots Nos. 130 and 131; thence along the margin of Eastdale Avenue north 74 degrees 40 west 52 feet; thence south 15 degrees 20' west 170 feet to a point in the rear line of said lot No. 130; thence south 74 degrees 40' east 120 feet to the southeast corner of said Lot No. 131; thence north 45 degrees 8' west 78.89 feet to a point; thence north 15 degrees 20' east 130 feet to the beginning.

Being the same property conveyed to John Beaty and wife, Louise Beaty by deed from George Legler Benz, Richard Benz, Jr. and Mildred Benz Khoury of record in Deed Book 6957, page 641, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

98 NOV -6 AM 8:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0509199

unimproved ( )
This is improved (X) property. known as 1124 Eastdale Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 28th day of October, 19 98

John Beaty
John Beaty

Louise Beaty
Louise Beaty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Beaty and wife, Louise Beaty

the 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 Hermitage, Tennessee, this 28th day of October, 19 98.

Commission expires 9-20-99

Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

3458 11/06 0101 03CHECK

284-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11192 PAGE 671

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 284.80
CHECK 284.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/06/98 01 08:27 0001 3458

05091 99
IDENTIF. ↑ REFERENCE

98 NOV -6 AM 8:27
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368590