Prepared by Clark H. Tidwell, III, Lassiter, Tidwell & Hildebrand, PLLC, 213 Fifth Avenue, North, Nashville, Tennessee 37219.

| NEW OWNER ADDRESS: | SEND TAX NOTICES: | MAP-PARCEL NOS.: |
|---|---|---|
| Mary McLaughlin<br>4008 Wayland Drive<br>Nashville, TN 37215 | Same | Map 117-9<br>Parcel 9 |

BOOK 11380 PG. 47

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles H. M. Beatty, Jr. (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto Mary Beatty McLaughlin (hereinafter referred to as GRANTEE), her successors and assigns, all of Grantor's right, title, and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

Tract 1:

Lots Nos. 29, 30, 31, 32, 33, 34 on Block "F" of Woodmont Acres, fronting together 150 feet on Wimbledon Road, as per plan recorded in Plan Book 943, page 102, of the Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to Charles H. M. Beatty, Jr., as a residual beneficiary under the Last Will and Testament of Mary Dickey Beatty. Said property was previously conveyed to Charles H. M. Beatty and wife Mary Dickey Beatty by warranty deed recorded on November 8, 1935, in Book 982, page 193, Register's Office of Davidson County, Tennessee.

The said Charles H. M. Beatty having since died intestate on February 4, 1948, with title to said property having vested in Mary Dickey Beatty as surviving widow; and

The said Mary Dickey Beatty also having since died on November 22, 1998, and said property having been devised by her Last Will and Testament as probated under Docket No. 98P-1839 in the Probate Court for Davidson County, Tennessee.

Tract 2:

Being Lot No. 28 of Block "F" on the Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres as of record in book 843, page 102, Register's Office Davidson County, Tennessee.

Said Lot No. 28 fronts 25 feet on the southerly side of Wimbledon Road and runs back between parallel lines to a dead line a distance of 161.18 feet more or less, on the westerly side and 161.52 feet more or less on the easterly side.

Being part of the property conveyed to Charles H. M. Beatty, Jr., as a residual beneficiary under the Last Will and Testament of Mary Dickey Beatty. Said property was previously conveyed to Charles H. M. Beatty and wife Mary Dickey Beatty by warranty deed recorded on August 2, 1945, in Book 1286, page 550, Register's Office of Davidson County, Tennessee.

The said Charles H. M. Beatty having since died intestate on February 4, 1948, with title to said property having vested in Mary Dickey Beatty as surviving widow; and

The said Mary Dickey Beatty also having since died on November 22, 1998, and said property having been devised by her Last Will and Testament as probated under Docket No. 98P-1839 in the Probate Court for Davidson County, Tennessee.

This is improved property known as 3507 Wimbledon Road, Nashville, Tennessee 37215.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantor covenants that the above-described premises are free from all encumbrances made by Grantor and Grantor will warrant and defend the property conveyed against the claims of all persons claiming through the Grantor, but no other.

Otherwise, the Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property with no other warranties and covenants to title.

Witness my hand this 7th day of March, 1999.

Charles H. M. Beatty, Jr.
CHARLES H. M. BEATTY, JR.

**STATE OF** Maryland )
**COUNTY OF** Montgomery)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles H. M. Beatty, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Montgomery County, Maryland this 7th of March, 1999.

Catherine Hunter
**NOTARY PUBLIC**

**My Commission Expires:** 12/1/09

**AFFIDAVIT OF VALUE**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $92,400.

By: Mary Beatty McLaughlin
**Affiant**

Sworn to and subscribed before me this 10th day of March, 1999.

Linda Hayes Barnes
**NOTARY PUBLIC**

**My Commission Expires:** 3/23/02

0559875
RECEIVED FOR REFERENCE
99 MAR 11 PM 3:03

7302 03/11 0101 02CHECK 352.00

F:\USERS\GAYLE\Clerk\Beatty\WarrantyDeed

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **49**

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

05599875

99 MAR 11 PM 3:08

| | |
|---|---|
| CAMT | 92400.00 |
| CON TX | 341.88 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 352.88 |
| CHECK | 352.88 |

03/11/99 01 15:07 0001 7302

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1436444