Box 10-B

BOOK 11472 PG. 242

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$36,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th **DAY OF MAY, 1999.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 27, 1999.**

(AFFIX SEAL)

10 P

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BEAL, ET AL	**SAME**	**61-13 39**
(NAME) **2569 BETHWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, ROSIE LEE BEAL, A WIDOW,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. BEAL AND JANET LEE BEAL, BOTH 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 Lot No. 113 on the plan of Shepardwood S/D, Section 2, of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the easterly side of Bethwood Drive and extends back 121.62 feet on the southerly line and 117.43 feet on the northerly line to a dead line in the rear on which it measures 77.55 feet.

Being the same property conveyed to James Earl Beal and wife, Rosie Lee Beal by deed from Murphree Realty Company of record in Book 4652, page 439, Register's Office for Davidson County, Tennessee. The said James Earl Beal having since died. Rosie Lee Beal and Rosie Beal are one and the same person.

This conveyance is subject to restrictions of record in Book 4572, page 960, easements, conditions and any other matter which may affect said property in the Register's Office for Davidson County, Tennessee.

Davidson County taxes for the year 1999 shall be paid by the Grantees herein.

unimproved ( )
This is improved(**X**) property, known as **2569 BETHWOOD DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 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 my hand this 7th day of May, 1999.

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Rosie Beal

ROSIE LEE BEAL

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 **Rosie Lee Beal,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE , Tennessee this 7th day of May, 1999.

Commission expires:**NOVEMBER 27, 1999.**

Deborah J. Coker

Notary Public

05850126

QUENTIN E. REFERENCE

99 MAY 11 AM 8:10

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT #0021 FEE 0.00

03CH 06 144.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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05851 26

IDENTIF. & REFERENCE

99MAY 11 AM 8:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PAMT	36000.00
CONV TX	133.20
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	144.20
CHTD.	144.20

5/11/99 08 08:13 1001- 4071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458724