WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **TENNESSEE**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **4TH DAY OF JUNE, 1999.**

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

BOOK **11521** PG. **994**

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013
My Commission Expires 2-19-2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Beathard	**New South Federal Savings Bank**	**105-13-266**
(NAME)	(NAME)	
938 S. Douglas Avenue	**1900 Crestwood Boulevard**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Birmingham, AL 35210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Laurie A. Farris and husband Ron D. Farris**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian P. Beathard, 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, TN, being the Easterly 50 feet of Lot No. 82 on the Plan of Waverly Place, of record in Plat Book 57, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 82 fronts 50 feet on the northerly side of (South) Douglas Avenue and runs back between parallel lines 263.8 feet on the easterly line and 265.2 feet, more of less, on the westerly line and 265.2 feet, more or less, on the westerly line to an alley.

Being the same property conveyed to Laurie A. Farris and husband Ron D. Farris by deed of record in Book 8559, Page 718, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ron D. Farris by Laurie A. Farris as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11521, Page 962, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **938 S. Douglas Avenue, Nashville, TN 37204**
(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.

99 JUN 10 AM 11:15
ELL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05981139
IDENTIFICATION REFERENCE

Witness my/our hand(s) this 4th day of June, 1999.

Laurie A. Farris

Ron D. Farris by Laurie A. Farris AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6/4/99 before me personally appeared Laurie A. Farris , the person who executed the foregoing instrument on behalf of Ron D. Farris, and acknowledged that Ron D. Farris executed the same as the free act and deed of the said Laurie A. Farris, through Power of Attorney granted Laurie A. Farris, by the said Ron D. Farris.

NOTARY PUBLIC AT LARGE CRAFORD CO. TENN.

Notary Public

Commission Expires:

My Commission Expires 2-19-2002

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 Laurie A. Farris 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 4th day of June, 1999.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE CRAFORD CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

'887 06/10 0101 03CHECK 284-

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

BOOK 11521 PG. 996

0598139

IDENTIFICATION REFERENCE

99 JUN 10 AM 11:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

06/10/99 01 11:19 0001 7887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472348

6-10-99

VOID

BOOK 11521 PG. 997

BOOK 11521 PG. 998

BOOK 11521 PG. 999

6-10-99

VOID

BOOK 11521 PG. 997

BOOK 11521 PG. 998

BOOK 11521 PG. 999

6-10-99

VOID

BOOK 11521 PG. 997

BOOK 11521 PG. 998

BOOK 11521 PG. 999